



EL DORADO COUNTY PLANNING DEPARTMENT

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NOTICE OF AVAILABILITY of the RESPONSES TO COMMENTS on the DRAFT EIR AND DRAFT GENERAL PLAN ALTERNATIVES for the EL DORADO COUNTY GENERAL PLAN

DATE: January 13, 2004
TO: Interested Agencies and Individuals
FROM: El Dorado County Planning Department

Copies of the Responses to Comments (six volumes) on the Draft Environmental Impact Report (DEIR) and Draft General Plan Alternatives for the El Dorado County General Plan are now available for review and/or purchase. Public hearings on adoption of a General Plan are anticipated to begin before the Planning Commission in February 2004. Subsequent public notice of these hearings will be provided. More information is provided herein.

The proposed project is adoption of a General Plan for the County of El Dorado. The General Plan applies to the unincorporated areas of the County. California State law requires each jurisdiction to adopt a General plan to guide physical development. The General Plan establishes County policy, and identifies planned land uses and infrastructure.

Four "equal-weight" General Plan alternatives are under consideration:

- Alternative #1, No Project (Writ Constrained)
- Alternative #2, Roadway Constrained Six-Lane "Plus"
- Alternative #3, Environmentally Constrained
- Alternative #4, 1996 General Plan

These alternatives have been analyzed in detail in the EIR. Eight additional "comparative" alternatives are examined at a lesser level (comparative) of detail in the EIR:

- Alternative #5, 2001 Project Description
- Alternative #6, Roadway Constrained Six-Lane
- Alternative #7, Roadway Constrained Eight-Lane
- Alternative #8, Modified Development Agreements
- Alternative #9, Modified El Dorado Hills Development South of Highway 50
- Alternative #10, New White Rock Road Connection
- Alternative #11, Transit Emphasis
- Alternative #12, Compact Development

The General Plan has a planning horizon of 2025. Among the four equal-weight alternatives, the increase in population by 2025 is projected to range between 53,610 persons and 81,241 persons. New housing units by 2025 are projected to range between 21,434 units and 32,491 units. New employment by 2025 is projected to range between 36,188 jobs and 42,711 jobs.

Land use designations, densities, and floor-area-ratios are identified for each of the equal-weight General Plan alternatives and differ slightly between them. Comparatively, planned land uses (in acres) break down as follows:

| Generic LU Category | Land Use Designations | Alt #1 – No Project | Alt #2–Rdwy Cons | Alt #3–Env Cons | Alt #4 – 96 GP |
|------------------------|-----------------------|---------------------|------------------|-------------------|-----------------|
| Residential | MFR, HDR, MDR, LDR | 125,144 (11.3%) | 94,175 (8.5%) | 74,405 (6.7%) | 125,144 (11.3%) |
| Commercial, Industrial | C, RD, I | 6,506 (0.6%) | 5,972 (0.5%) | 4,868 (0.4%) | 6,506 (0.6%) |
| Rural, OS, Resource | RR, RL, A, NR, TR, OS | 950,471 (85.6%) | 980,791 (88.4%) | 1,001,737 (90.2%) | 950,471 (85.6%) |
| Other | PF, AP, Roads | 27,983 (2.5%) | 29,164 (2.6%) | 29,092 (2.6%) | 27,983 (2.5%) |
| Total | All | 1,110,103 ac | 1,110,103 ac | 1,110,103 ac | 1,110,103 ac |

*May not add due to rounding.

The Draft General Plan (all alternatives) is organized into an Introductory Chapter and a number of “elements”. Each element includes an introduction, background information, and a list of goals and policies. In addition, Alternative #2 (Roadway Constrained Six-Lane Plus) and Alternative #3 (Environmentally Constrained) each include an implementation program identified as a part of the text. The following Elements are included in all four alternatives:

- Land Use
- Circulation
- Housing
- Public Services and Utilities
- Public Health, Safety and Noise
- Conservation and Open Space
- Agriculture and Forestry
- Parks and Recreation
- Economic Development

In addition, Alternative #1 (No Project) and Alternative #4 (1996 General Plan) include a Tahoe Basin Element and a Glossary. In Alternatives #2 and 3, information relevant to the Tahoe Basin and the definitions of terms, are included as appropriate throughout the document.

The County and its consultant, EDAW, Inc, have prepared a Responses to Comments document (six volumes) that addresses comments received on the Draft EIR (three volumes) and the Draft General Plan Alternatives (three volumes) during the formal comment periods. The Responses to Comments document and the Draft EIR together comprise the Final Environmental Impact Report (EIR) for the General Plan. The County must consider the information contained in the Final EIR when deliberating the General Plan. Following certification of the Final EIR, the County may take action to adopt a General Plan.

The Responses to Comments document is now available for public review or purchase at the public counter of the County Planning Department at 2850 Fairlane Court in the County Administrative Center (Building C) in Placerville, California 95667. The documents are available in hard copy (six volumes) and in electronic format (CD ROM). The documents are also available for public review at all libraries within the County, and on the County website at www.co.el-dorado.ca.us/generalplan/. Please contact the Planning Department at (530) 621-5355 should you wish to purchase a hard copy set or for additional information about the General Plan.

Public hearings before the Planning Commission are anticipated to commence in February 2004. Separate public hearing notice of these meetings will be provided. It is expected that approximately six hearings will be held before the Planning Commission at which point the Commission will recommend to the Board of Supervisors adoption of a specific General Plan alternative.

Public hearings before the Board of Supervisors are anticipated to begin in April and extend through June 2004. It is expected that approximately six hearings will be held before the Board of Supervisors at which point the Board will take a final action to adopt a General Plan for the County.