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County of
EL DORADO

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MEMORANDUM

DATE: January 29, 2007 Agenda of: February 8, 2007

TO: Planning Commission Item #: 9.a.

FROM: Steven Hust, Principal Planner

SUBJECT: Draft Environmental Impact Report - General Plan Amendment A06-0002 (Floor Area Ratio)

El Dorado County Planning Services, as the Lead Agency, prepared a Draft Environmental Impact Report (EIR) for the proposed General Plan Amendment amending floor area ratios established by the General Plan for certain land use designations (see attached Board of Supervisors Resolution initiating this amendment). The Draft EIR was released January 2, 2007, for a 45 day public and agency review and comment period which ends February 15, 2007. The purpose of the comment period is to consider the content of the Draft EIR, and not the positive or negative attributes of the proposed project. Subsequent hearings will be held on the proposed amendment upon completion of the Final EIR when the County will consider action on the project.

The Notice of Completion for the Draft EIR states that the Planning Commission will conduct a hearing on February 8, 2007 to provide an additional opportunity for public comment on the Draft EIR. This meeting is therefore informational only, and no action will be taken on the amendment.

Planning Services staff and Pacific Municipal Consultants (PMC), authors of the Draft EIR, will provide a summary overview of the proposed amendment and alternatives identified in the EIR. PMC will highlight the impact assessment methodology and identify major conclusions of the Draft EIR. Following the staff/consultant presentation, the Planning Commission has the opportunity to ask questions and to provide comment, and the public hearing should be opened to allow the public an opportunity to address the Draft EIR.

The Draft EIR is available at El Dorado County Main Library in Placerville and all West Slope branch libraries. The Draft EIR is posted on Planning Services website and is available for purchase at Planning Services.