

Draft Supplemental Environmental Impact Report



**General Plan Floor Area Ratio (FAR) Amendment
(A06-0002)**

Public Review Meeting

February 8, 2007

Prepared By:



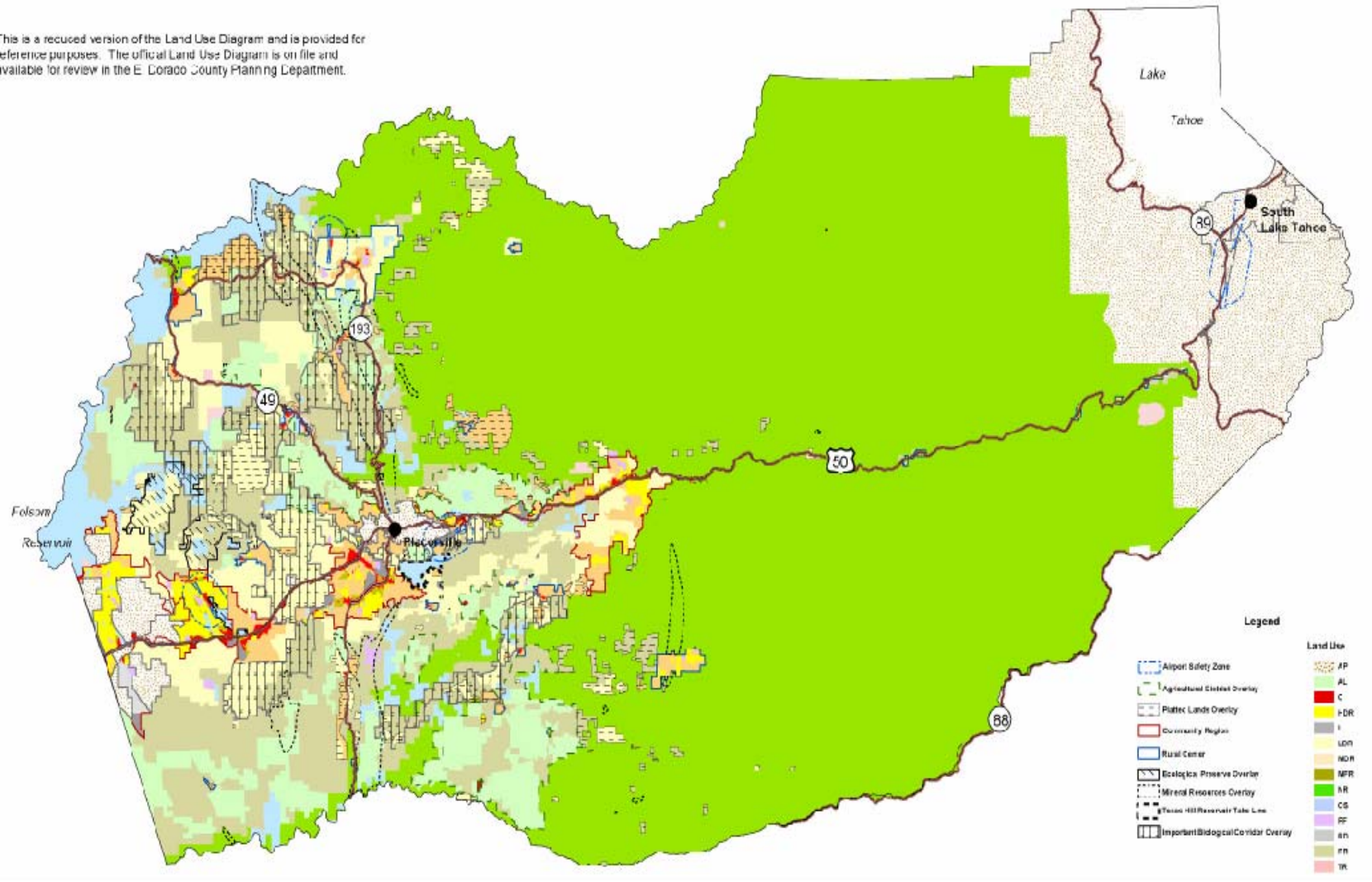
Purpose of Public Meeting

- Provide an overview of project background, including priority assignment.
- Provide an overview of the information contained in the General Plan FAR Amendment Draft Supplemental EIR.
- Provide opportunity for public and agency input on the adequacy of the analysis contained in the Draft Supplemental EIR.
- **No action or consideration will occur on the General Plan FAR Amendment at this time.**
- **Next steps.**

Summary of General Plan FAR Amendment

- The proposed project would revise the Floor Area Ratios (FARs) from the FARs adopted in the 2004 General Plan.
- The 2006 General Plan FAR Amendment proposes a FAR of .85 for Commercial and Industrial land use designations and a FAR of .50 for Research and Development land use designations.
- This Amendment would result in an increase of the square footage of allowable development for each of the affected land use designations.

This is a reduced version of the Land Use Diagram and is provided for reference purposes. The official Land Use Diagram is on file and available for review in the El Dorado County Planning Department.



T:\B\El Dorado County\Geographic Development\Map\Figure 3.0-1-1-01 October 2015

Source: El Dorado County Planning Dept, July 19, 2004

Not to Scale



FIGURE 3.0-3
GENERAL PLAN LAND USE DIAGRAM

PMC

FAR Amendment Implications for Commercial, Industrial, and Research & Development Square Footage at Buildout

Market Area	Existing General Plan (Square Feet)	General Plan Amendment (Square Feet)
El Dorado Hills	10,681,960	29,105,350
Cameron Park/Shingle Springs/Rescue	4,764,040	18,927,500
Diamond Springs	2,954,800	12,557,900
Placerville	2,036,400	8,654,700
Coloma/Gold Hill	504,600	2,144,550
Pollock Pines	240,800	1,023,400
Pleasant Valley	130,200	553,350
Latrobe	980,200	4,165,850
Somerset	154,000	654,500
Cool/Pilot Hill	263,200	1,118,600
Georgetown/Garden Valley	1,089,400	4,629,950
American River	77,800	330,650
Mosquito	22,400	95,200
Total:	23,899,800	83,961,500

Example of Development at .20 FAR



Example of Development at .20 FAR



Example of Development at .30 FAR



Example of Development at .50 FAR



Example of Development at .50 FAR



Example of Development at .95 FAR



Project Benefits

Smart Growth

Increased FARs promote Smart Growth principles. Benefits associated with smart growth include:

- Variety of transportation choices
- Take advantage of compact development
- Use existing assets
- Preserve open space, farmland, natural beauty, through natural resources conservation
- Encourage distinctive, attractive communities with quality design.

Project Benefits Cont.

Economic Benefits

Increased FARs promote infill development, balanced communities, and provide opportunities for alternative forms of transportation.

Increased FARs would also provide opportunities to be regionally competitive for regional employment centers and retail uses and allow for the retention of local sales tax revenues.

Unique Aspects of the Draft Supplemental EIR

- This Draft Supplemental EIR has been prepared to evaluate those issues for which additional environmental evaluation is required beyond what was considered in the General Plan EIR associated with the increased severity of environmental impacts at build out.
- The Draft Supplemental EIR utilizes the same impact methodology as the General Plan EIR and focuses the analysis on build out conditions.

Draft Supplemental EIR Processing History

- Release of the Notice of Preparation on May 4, 2006.
- Public Scoping Meeting on May 25, 2006.
- Public Release of the Draft Supplemental EIR on December 29, 2006.
- Public hearing to receive comments on Draft Supplemental EIR on February 8, 2007.

Environmental Issues Addressed in Draft Supplemental EIR

- Land Use
- Visual Resources
- Traffic and Circulation
- Water Resources
- Utilities
- Public Services
- Noise
- Air Quality
- Human Health and Safety
- Growth Inducing

Significant and Unavoidable Environmental Impact Issue Areas

- Land Use
- Visual Resources
- Traffic and Circulation
- Water Resources
- Utilities
- Public Services
- Noise
- Air Quality

Alternatives Considered in the Draft Supplemental EIR

- Alternative #1: Off-site Locations
- Alternative #2: Environmental Constraints
- Alternative #3: Elimination of Floor Area Ratios
- Alternative #4: No Project
- Alternative #5: Elimination of Specific Geographical Area based on Traffic Increase
- Alternative #6: Reduced Proposed FARs

Next Steps in the Environmental Review Process

- Receipt of comments at this hearing and written comments to the County by the end of the Draft Supplemental EIR comment period (**February 15, 2007**).
- CEQA requires that the County respond to every comment on the Draft Supplemental EIR.
- Response to comments and minor corrections to the Draft Supplemental EIR will constitute the Final Supplemental EIR.
- Additional meetings to consider the Final Supplemental EIR and the provision of recommendations to the County's Planning Commission.

Recommended Planning Commission Action

- Open the public meeting to receive comments on the adequacy of the analysis contained in the Draft Supplemental EIR.
- Close the public meeting.
- **No action will be considered on the Draft Supplemental EIR at today's meeting.**

FAR Amendment Draft Supplemental EIR

Questions?