


Minutes of the Special Meeting of the Board of Supervisors for  
General Plan on May 5, 2004, attached hereto and approved by  
the Board on September 14, 2004.

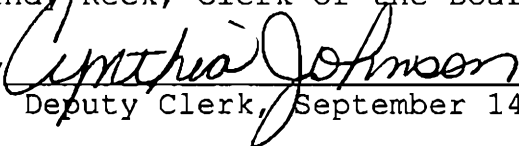
APPROVED:

  
\_\_\_\_\_  
Rusty Dupray, Chairman  
September 14, 2004

ATTEST:

Cindy Keck, Clerk of the Board

By

  
\_\_\_\_\_  
Deputy Clerk, September 14, 2004

**C O N F O R M E D A G E N D A**  
**Special Meeting of the Board of Supervisors**  
**El Dorado County, California**

Wednesday, May 5, 2004 - 9:00 A.M.

GENERAL PLAN HEARING #2

BOARD OF SUPERVISORS MEETING ROOM

330 Fair Lane, Building A

Placerville, CA 95667

530 621-5390

FAX 622 3645

co.el-dorado.ca.us/bos

**RUSTY DUPRAY**

First District

Chairman

**HELEN K. BAUMANN**

Second District

**JACK R. SWEENEY**

Third District

**CHARLIE PAINE**

Fourth District

First Vice Chairman

**DAVID A. SOLARO**

Fifth District

Second Vice Chairman

Clerk of the Board

Dixie L. Foote

Chief Administrative Officer

Laura S. Gill

County Counsel

Louis B. Green

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE**

General Plan Hearing #2 - The Board of Supervisors will conduct the second hearing on certification of the General Plan EIR and adoption of a General Plan. It is anticipated that the Board will reach a consensus on the Transportation and Circulation Element, the Parks and Recreation Element, the Public Services and Utilities Element, the Health Safety and Noise Element, the Conservation and Open Space Element, and the Agriculture and Forestry Element. Items not finished will be carried over to the next meeting.

All times are estimates. Actual times may vary. Items may be taken earlier or later than estimated. Items may be taken on different days than shown. The meeting may last longer or end earlier than shown. Not all meeting dates may be necessary.

- 9:00 a.m. 1. GENERAL PLAN AND EIR
- a. Welcome by Chair (**All Supervisors present**)
    - Review of format and organization
    - Review of ground rules
  - b. Response by staff to questions or issues raised by Board of Supervisors at the previous hearing
  - c. Resume testimony and deliberations from prior hearing.

**Refer to Exhibit "J" attached for interim actions taken by the Board.**

- d. Staff Report on Transportation and Circulation Element
- e. Public and Board testimony and deliberations on Transportation and Circulation Element  
**Refer Exhibit "A," "Log of Speakers on Transportation and Circulation Element attached."**
- f. Staff Report on Parks and Recreation Element
- g. Public and Board testimony and deliberations on Parks and Recreation Element  
**Refer Exhibit "B," "Log of Speakers on Parks and Recreation Element attached."**
- h. Staff Report on Public Services and Utilities Element
- i. Public and Board testimony and deliberations on Public Services and Utilities Element  
**Refer Exhibit "H," "Log of Speakers on Public Services and Utilities Element."**

12:00 p.m.

LUNCH BREAK

1:00 p.m.

Resume hearing

- j. Staff Report on Health, Safety, and Noise Element
- k. Public and Board testimony and deliberations on Health, Safety, and Noise Element  
**Refer Exhibit "I," "Log of Speakers on Health, Safety and Noise Element."**
- l. Staff Report on Conservation and Open Space Element
- m. Public and Board testimony and deliberations on Conservation and Open Space Element  
**Refer Exhibit "E," "Log of Speakers on Conservation and Open Space Element attached."**
- n. Staff Report on Agriculture and Forestry Element
- o. Public and Board testimony and deliberations on Agriculture and Forestry Element  
**Refer Exhibit "D," "Log of Speakers on Agriculture and Forestry Element attached."**

- p. Public testimony on General Plan topics not scheduled for this hearing by individuals who cannot attend the other hearings (actual time may vary -- this item may be taken at any time during the hearing at the discretion of the chair - testimony on this item may be allowed more than one time during the hearing)  
**Refer Exhibit "C, F, and G," attached.**

4:00 p.m. DINNER BREAK

6:00 p.m. Resume hearing

9:00 p.m. q. Adjourn and continue to Wednesday May 12, 2004 at 9:00 a.m. (actual time of adjournment may be earlier or later).  
**Meeting adjourned to Wednesday, May 12, 2004 at 9:00 a.m.**

**Times are approximate and may be adjusted by the Chair as the meeting progresses.**

DOCUMENTATION FOR HEARINGS: The following documentation may be utilized during the Board hearings:

- General Plan Draft EIR, May 2003, 3 volumes
- General Plan EIR Responses to Comments, January 2004, 6 volumes
- General Plan Adoption Hearings Staff Report #1, February 2004
- Annotated Draft General Plan Alternatives, March 2004, 3 volumes
- Planning Commission Final Recommendation, March 31, 2004
- Planning Commission General Plan Alternative, to be released
- General Plan Adoption Hearings Staff Report #2, to be released
- Other Supporting Documentation, to be released

**Log of Speakers for General Plan Hearing #2**  
**May 5, 2004**

**Public Testimony on Transportation and Circulation Element:**

Barry Wasserman, spoke on behalf of the Measure "Y" Committee: Mr. Wasserman feels that choosing the 1996 Plan could be a political disaster for the County. He stated that this was an opportunity for compromise for the County. He also stated that he feels that the Circulation Element in the 1996 Plan is unacceptable. Mr. Wasserman would like the Board to adopt the Road Constrained Circulation Element; he feels that this would implement Measure "Y." Mr. Wasserman also spoke to widening Highway 50.

Bill Center, spoke on behalf of himself. Mr. Center spoke to gridlock being created by using the 1996 Plan. He stated that the 1996 has already been rejected 3 times. He would like to urge the Board to choose a plan that would ensure that no future major subdivisions would be approved on a system that could not accommodate them.

Steven Proe, spoke on behalf of himself and El Dorado County Taxpayers for Quality Growth. Mr. Proe stated that he feels too much emphasis is being placed on Highway 50. He also stated that he feels that the traffic studies in his area are not accurate and need to be redone. Mr. Proe also spoke in regard to different elements of pollution, etc. In addition, he stated that the General Plan should be easily read and understood by the General Public.

Kirk Bone, spoke on behalf of himself, and stated that he had some concerns in regard to the scenic corridors. He also spoke on the subject of parallel capacity to Highway 50, and getting the local traffic off of the roads. Mr. Bone also spoke to encouraging intense development adjacent to existing or easily improved transportation facilities and employment centers. Mr. Bone also wanted to encourage the Board to think about preserving right-of- ways for future bike trails from Placerville through El Dorado Hills and down to Sacramento to the American River Parkway.

Sue Olmstead, resident of Latrobe, spoke of behalf of herself. Ms. Olmstead stated that she was discouraged by the 1996 plan that was chosen on May 3, 2004. She stated that there is wording on a scenic corridor ordinance, a water ordinance on well water, and a historical district ordinance already written that could be adopted as interim by this Board. She requested the Board put those ordinances into whatever plan was adopted as interim.

Virginia Crespo, speaking on behalf of herself. She spoke in support of the 1996 Annotated Version. She feels that there are very good changes that have been made in the Annotated Version, the addition of the implementation measures at the end are particularly good. Ms. Crespo also commended the Transportation Department of Transportation for the job that they did in clearing spelling out the terms of Measure "Y".

Dennis Rogers, Building Industry Association. Mr. Rogers represents homebuilders in 20 counties. He stated that he feels that El Dorado County has a pretty comprehensive plan that may be able to help mitigate what is going on. Mr. Rogers also stated that he would like to work with the Board in making the necessary changes to the General Plan.

J. Cleve Livingston, El Dorado Hills Business Park. Mr. Livingston spoke of concerns that he has in regard to Implementation Measure TC-K, Option 2. He also stated that El Dorado Hills Business Park is the principle source of jobs in the El Dorado County community. Mr. Livingston stated that these jobs are critical to the economic future of the County and are critical to a well-managed growth plan, because they balance jobs with housing. Mr. Livingston also stated that the analysis done to date strongly suggests that there is no need for growth limits on jobs in the El Dorado Hills Business Park.

Clark Cameron, El Dorado Hills Business Park. Mr. Cameron spoke to concerns that he has with Implementation Measure TC-K and would like to suggest that you support Option 1, the new east/west corridor, and reject Option 2, 3, 4, and 5. He also suggested that the Board take another look at Option 2 and cast it as "Chip Regeneration Reduction."

John Lambeth, Business Alliance. Mr. Lambeth stated that he feels that there is not greater or important issue to the adoption of this General Plan than Circulation and Transportation. He stated that from a Business Community stand point he is also concerned about the traffic congestion and its impacts to the County. Mr. Lambeth stated that he does feel that this is "Business as Usual." And, he also stated that he did not see a significant difference in the plans when comparing the Planning Commissions Alternative and the 1996 Annotated Plan.

Art Marinaccio, Taxpayers for Responsible Government. Mr. Marinaccio spoke to issues of White Rock Road, and the Transportation Commission engaging in discussions with the Sacramento LAFCO for possible annexation south of Highway 50. Mr. Marinaccio also spoke to the issues of El Dorado County deciding whether to have six or eight lanes on Highway 50. He also stated that the Circulation and Transportation Element is a work in progress. He feels that El Dorado County has to work toward solutions.

Harriett Segel, spoke on behalf of herself. Ms. Segel spoke of support of Mr. Marinaccio's comments on the link between Latrobe Road and Sacramento County border. She stated that we should be concerned about getting a link through from Latrobe Road and Sacramento County. Ms. Segel stated that she feels that the Traffic Analysis are very important and need to be updated.

**Additional Public Comment of Transportation and Circulation Element:**

Bob Smart, spoke on behalf of himself. Mr. Smart spoke on the matter of the transit corridor that was purchased many years back. He asked the question of how to connect the bike trails between Shingle Springs and Placerville.

Barry Wasserman, Measure "Y" Committee. Mr. Wasserman spoke to the issue of the two Circulation plans being very similar, if the right choices are taken. In addition, Mr. Wasserman spoke to the goal of widening Highway 50 and the steps that should be taken to get to that goal. He stated that there should be an interim policy stating that no new major subdivisions, residential subdivisions, or major splits, will be approved until Highway 50 is widened; and no new building permits or occupancy permits will be approved until the improvements are in place.

Art Marinaccio, Tax Payers for Responsible Government. Mr. Marinaccio agreed partially with Mr. Wasserman. He does not think that the County has what it needs in place for the next 10 to 15 years as far as housing. He feels that all of the elements in the plans could be incorporated into any of the plans; however, he feels that you have to look at all of the ranges of possibilities. In addition, he states that this process is complicated and will need some work.

## Exhibit "A" Cont'd.

John Lambeth, Business Alliance. Mr. Lambeth spoke in regard to holding up progress until Highway 50 is widened. He does not support that. He also stated that he knows that the County in making the widening of Highway 50 a priority. In addition, he feels that continuation of growth is what will help to improve the transportation system, and that stopping and waiting for the Highway 50 improvements will hurt the County in the long run.

Kirk Bone spoke on behalf of himself. Mr. Bone agreed with most of what Mr. Wasserman stated, except the portion relating to Highway 50. He does not support waiting for the Highway to be widened before moving forward.

Ron Milum, spoke in regard to bus lanes and possibly light rail lanes on Highway 50 leading to the El Dorado Hills Business Park.

Diane Murillo, spoke for the group of College Community Citizens. She spoke in support of implementing plans for the Missouri Flat area as far as the north/south that are probably already in the works but have never been implemented. Ms. Murillo also spoke to possibly have public space along the creek that would make room for picnic areas for the public.

**Log of Speakers for General Plan Hearing #2**  
**May 5, 2004**

**Public Testimony on Parks and Recreation Element:**

Bob Smart, Parks and Recreation Commission, spoke on behalf of himself. Mr. Smart spoke of the need to build the best facilities for the community. And in doing so, the County should look forward to possibly purchasing larger pieces of property for future use in constructing parks and playgrounds, etc.

Kim Beal, spoke on behalf of the El Dorado County Association of Realtors. Ms. Beal spoke to Policy 9.1.2.5, the first three words of that policy "All discretionary applications." Ms. Beal has a concern with regard to Building permits being discretionary and that if mitigations are to be done, that they be only on-site mitigations.

John Lambeth, spoke of the Business Alliance. Mr. Lambeth spoke to Policy 9.2.2.5 in regard to parkland acquisitions, Mr. Lambeth is not sure why the acquisitions are in this Policy 9.2.2.5. In addition, he stated that possibly there should be some recognition in this policy that some of the fees would be paid through CSD's or Park Districts.



**Log of Speakers for General Plan Hearing #2**  
**May 5, 2004**

**Public Testimony for Housing Element:**

Loyd Inglis, spoke on behalf of the Sherrod Family Trust, El Dorado Road and Highway 50 southeast corner. Mr. Inglis spoke of this property possibly being an opportunity to enhance Affordable Housing. And, also the costs that could be associated with the transportation part of that Affordable Housing. He hopes that the Board will give serious thought to possibly zoning this property "Multi-Family."

Kenny Sherrod, spoke to correct a misunderstanding of what Mr. Inglis had stated with regard to the majority of the remaining seven acres to the rear of this property, that in 1996 it was zoned General Plan, "commercial," not "R1A." And, in the Environmentally Constrained Plan the property is zoned "Multi-Family." Mr. Sherrod stated that currently he is in the process of doing a boundary line adjustment map to separate the parcel into two parcels to do away with the split zoning.

**Log of Speakers for General Plan Hearing # 2**  
**May 5, 2004**

**Public Testimony on Agriculture and Forestry Element:**

Douglas Leisz, Agricultural Council. Mr. Leisz spoke to some of the concerns that he has in regard tree canopy retention and the loss of tree canopies, grading and Oak Tree permit requirements, pressures to convert from Ag land to residential lands, pressures from neighboring lands zoned residential, and not able to use the lands to its fullest potential, lands in the Williamson Act zones will not be able to be contracted out to the County, Ag lands will no longer be managed as a resource, which could result in dramatic increases in fuel loads and Wild land fire losses. Mr. Leisz, brought forth some suggestions for the Board to look at to possibly implement into the General Plan.

Dave Pratt, El Dorado Wine Grape Growers Association. Mr. Pratt spoke in regard to the Right-to-Farm Ordinances and the value of having Right-to-Farm Ordinances and Water Objectives. Mr. Pratt, also spoke to how farmers do get up early in the morning to do their business, and sometimes people forget that can create noise, etc. Mr. Pratt also spoke to the Consolidation of the Rural Centers, and that the 1996 Plan has expanded ranges of Rural Centers, where some of the growth can be focused. In addition, Mr. Pratt spoke to the water source development especially in the south county, and possibly endorsing the Water Agencies to pursue policies to help with water in particular regions.

Valerie Zentner, El Dorado County Farm Bureau. Ms. Zentner spoke to the positive impacts of the Agriculture Operations in El Dorado County. Ms. Zentner spoke a little bit about the economic factors with Agriculture, quantifying Agra-tourism and Open space, and what the crops look like. She also spoke to the direct impacts to the tax base, with property tax sales tax, income tax and the hotel/motel tax.

Art Marinaccio, Tax Payers for Responsible Government. Mr. Marinaccio spoke to the Agriculture grazing lands. He stated that the County should not assume that if lands have been used in the past for grazing, that they should always remain Agriculture lands. They could be used for other uses. Mr. Marinaccio also spoke to Minerals, Mining and Agriculture as being compatible.

Norm Krizl, spoke on behalf of himself. Mr. Krizl wanted to reiterate that Mr. Pratt, Mr. Leisz and Ms. Zentner had spoken for a large group of the people and have put in a lot of work in bringing more information to this Board for the El Dorado County Farm Bureau. Mr. Krizl urged the Board to adopt the changes that this group had brought forward.

**Log of Speakers for General Plan Hearing # 2**

**May 5, 2004**

**Public Testimony on Conservation and Open Space Element:**

Chris Anaya, spoke on behalf of group with no name given. Mr. Anaya spoke to concerns that he has in adopting the base of the 1996 Plan and that it does not mention the subject of asbestos. Mr. Anaya would like to have areas of asbestos properly mapped out and disclosed. In addition, he would like the Board or the Planning Department to look into providing this information to the public.

Virginia Crespo, speaking on behalf of herself. Ms. Crespo spoke in support of the 1996 Conservation and Open Space portion. She stated that it was the only plan that called for a commission. She also stated that she would like the Board to add the portion CO-8b of the Planning Commissions Alternative Plan to the 1996 Plan.

Douglas Leisz, representing the Agriculture Commission. Mr. Leisz, spoke to some of the changes that he would like the Board to incorporate into the 1996 Plan. Mr. Leisz spoke extensively on soil resources, best management practices and fuel reduction and fire protection.

Vaughn Jodar, representing the El Dorado Winery Association. Mr. Jodar spoke to the subject of mitigation of important habitat. He would like to see the Agriculture lands exempt from this sort of mitigation. Mr. Jodar would like to see the Board implement a new measure to protect the conversion of important habitat to agriculture through the purchasing of conservation easements, and a ballot measure developed that will dedicate special funding for the County Conservation Fund.

Dave Pratt, El Dorado Wine and Grape Growers Association. Mr. Pratt spoke to a number of different policies in the Conservation and Open Space Element as follows: 7.4.2.2, Horticultural and Grazing concepts, 7.4.2.6 Mr. Pratt recommended the Board delete this policy, he feels the State and Federal laws already cover this policy, and requires the addition of qualified resources in order to compete and this would add another layer on top of the existing laws. And on 7.4.2.7, Mr. Pratt wanted add an Agricultural and Forestry Advisor to the Plant and Wildlife Technical Advisory Committee. Mr. Pratt also spoke to the Important Biological Corridor and lands that would be place in them.

Norm Krizl, President of the El Dorado Farm Bureau, Mr. Krizl spoke on a few different policies in the Conservation and Open Space Element as follows: 7.4.4.4, the Agriculture Community being exempt from the Tree Canopy Retention Standards. 7.4.5.2, Preservation of Native Oaks, Mr. Krizl stated that he would like to see special exemption of when a tree removal permit is not needed, etc.

Valerie Zentner, spoke on behalf of herself. Ms. Zentner, spoke to buffer zones in the riparian areas. She also stated that she does not want an Ordinance to be done on the 50 ft. to 100 ft setbacks until more study can be done on the issue. She also spoke to requirements of 7.3.3.5 to enhancement to the aesthetic and natural character of site.

## Exhibit "E" Cont.'d

Bill Frost, UC Cooperative Extension, Mr. Frost spoke to the Oak Woodland and Canopy Coverage studies for the 1996-2001 period. In addition, Mr. Frost stated that the vegetation types that are of concern statewide are: Blue Oak Woodland and the Valley Oak Woodland.

Tom Mahach, Fire Safe Council and the County Fire Protection District. Mr. Mahach spoke to the Fire entities sharing the same concerns as the Agriculture Industry and providing "Good fire safe practices." Mr. Mahach wanted to challenge the Board and/or staff to include these policies in the Conservation and Open Space Element.

Kirk Bone, spoke on behalf of himself. Mr. Bone stated that the wetland issue is already heavily regulated at the State and Federal levels. Mr. Bone's concern is with the policy already in the plan, that that will be the basis from which we will have to work, and negotiate with the State Department of Fish and Game and the Army Corp. of Engineers. And in addition, if the Board wants development to be appropriately located, and take advantage of the resources, then it should not be made any harder that it already is.

John Lambeth, Business Alliance. Mr. Lambeth spoke to the issue of the wetlands being very heavily regulated at the State and Federal level. He would like to encourage the Board to get rid of the interim standards, the 50 ft. and the 100 ft. setbacks. Mr. Lambeth spoke to section 7.4.1.6 the Habitat Mitigation section he feels that you should avoid first, and if you are not able to avoid, then mitigate. In addition, Mr. Lambeth spoke to the Biological Overlay and how it will affect a lot of areas, and maybe get a more detailed look.

Greg Boeger, spoke on behalf of Boeger Winery. Mr. Boeger stated that he feels if some of the mitigations shown in the plan were in place 30 years ago, then you would not have such a vibrant, strong and growing industry today. He feels that the mitigations would completely stop development in the wine industry today; and he stated that it would be detrimental to the agriculture industry. Mr. Boeger urges that Board to adopt the Agricultural Groups changes shown in their handout.

Art Marinaccio, Taxpayers for Responsible Government. Mr. Marinaccio spoke to Oak retention versus replacement, policy 7.4.4.4. In addition, Mr. Marinaccio spoke to Mining issues that he does not think has been dealt with adequately within the document, policy 7.2.1.3.

Edio P. Delfino, Apple Hill Growers. Mr. Delfino stated that he hopes that the Board will listen to the suggestions given by others on Agriculture. He stated that Apple Hill is over 60% covered in tree canopy, not including orchards. He stated that this area has been in intensive farming for over 125 years.

John Mac Cready, spoke on behalf of Sierra Vista Winery. Mr. Mac Cready spoke to urge the Board to accept the policies that the Agricultural Community is supporting. In addition, Mr. Mac Cready stated that he would like to see others be able to provide the information needed to perform the functions, instead of the professionals usually hired; this could possibly save \$1,000 - \$3,000 that would be added for the professional services.

A.J Slepian, Fourth Grader from Lake Forest Elementary School in El Dorado Hills. Miss Slepian spoke to the importance of protecting Oak Trees: Miss Slepian states that Oak Trees are not only beautiful, but they provide habitat for birds, squirrels, insects and other animals. She also stated that when part of the food chain is disturbed the whole chain is disturbed. In addition, trees produce oxygen and help reduce air pollution. She stated that one acre produces enough oxygen for 18 people. Miss Slepian also stated that trees help to reduce soil erosion and storm water run off. She requested that developers limit Oak Tree destruction, because that would ensure their protection.

**Log of Speakers for General Plan Hearing # 2**  
**May 5, 2004**

**Public Testimony on Land Use Element:**

Robert Moore, Rural Residents for Durock Road. Mr. Moore spoke in regard to his personal property on Durock Road. He does not feel that it should be zoned multi-family residential. He asked the Board what he could do to fix this problem. Previously, Mr. Moore had submitted a petition to the Board with support from his neighbors, showing that this neighborhood does not want the multi-family residential zoning.

**Log of Speakers for General Plan Hearing # 2**  
**May 5, 2004**

**Public Testimony on Plan Alternatives:**

Lorraine Larsen-Hallok, spoke on behalf of herself. Ms. Larsen-Hallok stated that she feels insulted by the Board choosing the 1996 Alternative Plan. She stated that the Planning Commission spent a lot of time trying to bring forward a well-thought-out plan that would be defensible for the County. And in the end, she stated the Planning Commission was unanimous in their decision. Ms. Larsen-Hallok also stated that the Board is now trying to fit in things from the Planning Commission into the 1996 General Plan. She feels that by doing this, the Board is going down a slippery slope.

**Log of Speakers for General Plan Hearing #2**  
**May 5, 2004**

**Public Testimony on Public Services and Utilities Element:**

Valerie Zentner, spoke on behalf of the El Dorado County Farm Bureau. Ms. Zentner spoke to the Policy 5.2.3.4 in regard to ground water; she feels this would be problematic for those places that do not have ground water that is mapped. She stated that there is no hydrologic study that is being done by the Water Agency for new development that is being done in South County or Georgetown that does not have Purveyor water. Ms. Zentner does not think the County should be signed up for this policy.

Douglas Leisz, spoke on behalf of himself. Mr. Leisz suggested that in Policy 5.2.3.4 the Board use the first sentence only.

John Lambeth, spoke on behalf of the Business Alliance. Mr. Lambeth spoke to Policy 5.2.1.9 that prior to granting tentative maps or building permits, applicants must provide a Water Supply Assessment that meets the criteria of Water Code Section 10910.

Mike McDougall spoke on behalf of himself. Mr. McDougall spoke to Policy 5.2.1.9 that the Water Supply Assessment is what is required by the Cool Bill, that requires the purveyor to prepare a water assessment of their water supply. It is not prepared for every application, or every building permit. The Water Supply Assessment is prepared by the District every year. Mr. McDougall further stated that in the Cool Bill it says that any subdivision map of 500 lots or more shall have the Water Assessment available at the time approval is made.

Kirk Bone, spoke on behalf of himself. Mr. Bone spoke to Policy 5.2.1.9, in that water meters are purchased at the time of the filing of the final map. And at the time of purchase, the water meter will effectively become the will-serve letter.

**Log of Speakers for General Plan Hearing #2**  
**May 5, 2004**

**Public Testimony on Health, Safety, and Noise Element:**

Tom Mahach, Fire Safe Council, El Dorado County Fire Protection District. Mr. Mahach spoke to the Board on sitting down with staff and producing a Countywide Fire Safe Plan Committee.

Kim Beal, El Dorado County Association of Realtors, Ms. Beal spoke to Policy 6.3.1.2 in regard to property deed notification programs, of naturally occurring asbestos. Ms. Beal also provided a handout for the Board that showing disclosure statements most realtors are giving to clients in regard to serpentine rock. Ms. Beal also spoke about discouraging the Board from restricting gated communities due to one of the policies in the Planning Commission's version of the General Plan for areas of high or very high wildland fire hazards.

Kirk Bone, spoke on behalf of himself. Mr. Bone spoke in regard to the gated communities also in that he did not want to see restrictions place on these communities. Mr. Bone also spoke to grading regulations and the modifications to the policy that grading in the winter time shall be discouraged.

Marcella McTaggart, Air Pollution Control Officer. Ms. McTaggart spoke in regard to Policy No. 6.3.11 in the 1996 General Plans Alternative. She stated that she would like to have the language changed to reflect what the Planning Commission's Alternative Policy No. HS-9b states.



**EL DORADO COUNTY GENERAL PLAN ADOPTION HEARINGS  
BOARD OF SUPERVISORS INTERIM ACTIONS**

(as of close of Hearing #2 – May 5, 2004)<sup>1</sup>

**Base Alternative:**

The Board chose the 1996 General Plan ("96") Alternative (annotated; including map errata). All changes identified below are referenced to the page numbers in that document unless otherwise indicated. **523 1(n) 4(n) 3-2 vote**

**Land Use Element (LUE):**

Page 12 – Remove Georgetown from list of Community Regions in Policy 2.1.1.1.

**34125 5-0 vote**

Page 13 – Add Georgetown to list of Rural Centers in Policy 2.1.2.1.

**34125 5-0 vote**

Page 12 – Add new Policy 2.1.1.7 describing the general requirements for development within a Community Region:

*Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Policies, including those regarding infrastructure availability as set forth in the Public Services and Facilities Element. Accordingly, development in Community Regions may be limited in some cases until such time as adequate infrastructure becomes available.*

**Consensus of Board**

Page 19 – Add new land use designation "Agricultural Lands" to Table 2-1, marked as consistent within Rural Regions only.

**23145 5-0 vote**

Page 21 – Add new land use designation "Agricultural Lands" from PC Alternative as follows:

*Agricultural Lands (AL): This designation is applied to lands currently under agricultural production, under a Williamson Act or Farmland Security Zone Contract, or having at least 50 percent choice agricultural soils. A maximum of two residential dwellings used to support the agricultural use are allowed. The A designation may be applied in Rural Regions only.*

**23145 5-0 vote**

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<sup>1</sup> "The Board of Supervisors is currently scheduled to take final action on the General Plan on July 19, 2004. All interim changes made before final adoption of the General Plan are preliminary only and are subject to further change at any time up to final adoption of the General Plan."

EXHIBIT "J" CONT'D.

Page 22 – Modify definition of Industrial as follows:

*Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to Industrial lands within, or in close proximity to, Community Regions, and Rural Centers. ~~Industrial lands in Rural Regions shall be constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization.~~ Industrial land uses in Rural Regions shall only be permitted where there is an existing, operating, isolated industrial facility in an appropriate location that serves the area. In the Rural Regions, no additional land shall be designated for industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and, subject to the limitation described above, Rural Regions. (Note: ~~insert on last line recommended by staff.~~)*

**24135 5-0 vote**

Page 24 – Add new land use designation "Agricultural Lands" to Table 2-2 with Units Per Acre of "0.05 Minimum", Persons Per Housing Unit of "2.8", and Persons Per Acre of "0.14".

**43125 5-0 vote**

Page 25 – Add new land use designation "Agricultural Lands" to Table 2-3 with a Floor Area Ratio of 0.1.

**43125 5-0 vote**

Page 25 – 1) Change Floor Area Ratio for Commercial, Research & Development, and Industrial from .25 to .30. 2) Change Maximum Impervious Surface for Research & Development from 50% to 70%. 3) Change footnote as follows:

*... The FAR can be calculated over an entire integrated development, for example the El Dorado Hills Business Park, rather than on a project-by project basis, as long as the aggregate average FAR within applicable land use designations does not exceed the allowed maximum.*

**43125 5-0 vote**

Page 26 – Add new land use designation "Agricultural Lands" to Table 2-4 with the following Zoning Districts shown as consistent (bullet style "•"):

*RA-20; RA-40+; IR; A & SA-10; PA; AE; TPZ; FR; MR; and OS.*

Page 27 – Add new land use designation "AL -- Agricultural Lands" to Table.

Page 27 – Errata. Delete "E. Planned Community".

Page 27 – Add the Important Biological Corridor (-IBC) overlay per Policy 7.4.2.9 (Mitigation Measure 5.12-3b) on page 307.

**2345 1 (absent) 4-0 vote**

EXHIBIT "J" CONT'D.

Page 32 – Modify Policy 2.2.2.7 to include Agricultural Land (AL), Open Space (OS), and Commercial (C). Staff recommendation to be consistent with Board Action on Policy 7.2.2.2.

Page 32 – Staff recommendation in response to Board direction to add new policy that addresses overlay between overlays. Add new Policy 2.2.2.8:

The Important Biological Corridor (IBC) overlay shall be as set forth in Policy 7.4.2.9. Where the IBC Overlay is applied to lands that are also subject to the A overlay or that are within the AL designation, the land use restrictions associated with the IBC policies will not apply to the extent that that agricultural practices do not interfere with the purposes of the IBC overlay.

Page 41 – Accept Option 2 for Policy 2.2.5.20. Reject Option 1.

**23145 5-0 vote**

Page 47 – Add new Policy 2.6.1.9 from PC Alternative Policy LU-6b:

The County shall prohibit placement of roads or structures on or along ridgelines if that development would break the skyline or be visible from public lands as identified within the Scenic Corridor Ordinance. This policy is not intended to restrict fire prevention measures installed for Fire Safe purposes.

**2415 3(n) 4-1 vote**

Page 48 – Delete Policy 2.8.1.1 and replace with language from PC Alternative Policy LU-6f:

Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural area to further reduce excess nighttime light. [Mitigation Measure 5.3-3b]

**54123 5-0 vote**

Page 49 – Add new Policy 2.9.1.6 from PC Alternative Policy LU-9g:

The policies and implementation measures of this plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.

Page 49 – Add new sub-section entitled Lake Tahoe Basin from PC Alternative, including: 1) PC Alternative Goal LU-5 as new Goal 2.10; and 2) PC Alternative Policies LU-5a through LU-5e as new Policies 2.10.1.1 through 2.10.1.5.

**53124 5-0 vote**

Page 51 – Accept Option 2 for Measure LU-C. Reject Option 1.

EXHIBIT "J" CONT'D.

Page 54 -- Add new Measure LU-N as follows:

Develop procedures to be used by applicants to substantiate a request for exemption from policies due to economic viability. [Policy 2.9.1.6]. Responsibility: County Counsel's Office and Planning Department. Time Frame: Within one year of General Plan adoption. **23145 5-0 vote**

After page 54 – Modify Land Use Diagram to: 1) show the Georgetown planning area as a Rural Center, not a Community Region; and 2) place the Agricultural Lands Designation on the same lands as it is shown to cover in the PC Alternative thus changing the land use designation for those properties.

**34125 5-0 vote**

**Transportation and Circulation Element (TCE):**

The Board deleted the entire Circulation Element from the 96 Alternative and replaced it with the Transportation and Circulation Element from the PC Alternative. All page numbers below for this element only are from the PC Alternative.

**24135 5-0 vote**

General – The Board directed that a program to accomplish the update of the traffic fees be brought back to them in regular session as soon as possible.

Page 65 – Modify Policy TC-1v as follows:

The County shall ~~modify~~ consider modification of the circulation diagram to include a frequent transit service ... **34125 5-0 vote**

Page 65 – Add new Policy TC-1y as follows:

Development through 2025, within Traffic Analysis Zones 148 and 344, shall be conditioned so that a cap of 10,045 full-time employees is not exceeded, ~~or a cap of 15,900 full-time employees is not exceeded at build-out, whichever first occurs,~~ unless it can be demonstrated that a higher number of employees would not violate established level of service standards. ~~Text shown for deletion is staff recommended.~~

Page 69 – Add new Policy TC-Xh as follows:

All subdivisions ~~approved subsequent to the approval of the General Plan shall be required conditioned to pay the updated traffic impact fees in effect at the time the a building permit is issued for any parcel created by the subdivision. Until such time as the updated traffic impact fees are adopted pursuant to this General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.~~ ~~Text shown for deletion and addition is staff recommended.~~

Page 69 – Add new Policy TC-Xi as follows:

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento and Sacramento Area Council Of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule to meet the requirements of the policies of this General Plan.

Page 75 – Add the following to Measure TC-B:

The fee program(s) shall be updated annually with revised growth forecasts and construction cost estimates to ensure the programs continue to meet the requirements contained in the policies of this General Plan.

**Concurrence of the Board**

Page 80 – Modify Option 2 of Measure TC-2 as follows:

*The County shall implement a ~~growth control~~ trip reduction mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road. This mechanism shall be designed to ensure that the 2025 p.m. peak-hour volumes on El Dorado Hills Boulevard, Latrobe Road, and White Rock Road do not exceed the minimum acceptable LOS thresholds defined in Policies TC-1c, ~~TC-1d~~, TC-Xa-e, and TC-1f with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit ~~growth and the resulting traffic by achieving a balance between types of housing and types of jobs including, but not limited to, the acquisition of development rights, incentives or disincentives not to travel during peak hours on affected roadways, and changes in allowed development intensities.~~ The County shall monitor peak-hour traffic volumes and LOS beyond 2025 and, if necessary, shall implement growth control mechanisms in any part of the county where the LOS thresholds defined in the General Plan policies listed above cannot be maintained. Staff recommendation to delete words: "trip reduction" in first line.*

**42135 5-0 vote**

Page 81 – Modify Option 3 as follows:

*Identify right-of-way needed for potential establishment of a frequent transit service operating ...*

**54123 5-0 vote**

**Housing Element (HE):**

Pages 91 through 240 – Deleted and substituted with Housing Element from PC Alternative with the following changes:

**45123 5-0 vote**

**EXHIBIT "J" CONT'D.**

Page 161 of PC Alternative – Modify Policy HO-1f as follows:

*The County ~~shall require~~ will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low and moderate income households.* **3215 4(n) 4-1 vote**

Page 168 of PC Alternative – Modify Measure HO-C as follows:

*The County ~~shall~~ shall adopt a mandatory will establish a task force to consider development of an explore options that will encourage and assist in the development of affordable housing. One option to be considered is an inclusionary housing ordinance that requires encourages that a percentage of units in market-rate developments ~~should~~ be affordable to very low, lower, and moderate income households. This ordinance ~~will utilize~~ may examine the following methods to ... Timeframe: Within 180 days of General Plan adoption. Within one year of General Plan adoption. Within three months of General Plan adoption an interim ordinance shall be put into place. **Staff recommended modifications shown in double underline and strikeout.***

**45123 5-0 vote**

**Public Services and Utilities Element (PSUE):**

Page 247 – Add new Policy 5.2.1.15 from PC Alternative Policy PS-2a as follows:

*The County shall support the efforts of the County Water Agency and public water providers to retain existing and acquire new surface water supplies for planned growth and existing and planned agricultural uses within El Dorado County. New surface water supplies may include wastewater that has been reclaimed consistent with state and federal law.* **23145 5-0 vote**

Page 249 – Errata. Modify Policy 5.3.1.6 as follows:

*The County shall encourage the ~~El Dorado Irrigation District (EID)~~ wastewater treatment operators to design and ...* **42135 5-0 vote**

Page 249 – Add new Policy 5.3.1.7 from PC Alternative Policy PS-4a as follows:

*In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.* **24135 5-0 vote**

**EXHIBIT "J" CONT'D.**

Page 250 – Replace Policy 5.3.2.4 with PC Alternative Policy PS-4f as follows:

The Environmental Management Department (EMD) shall develop a septic system monitoring program. **54123 5-0 vote**

Page 250 – Add new Policy 5.3.2.5 from PC Alternative Policy PS-4c as follows:

In Rural Centers, the County may allow community wastewater systems and other alternative solutions as an acceptable option to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily residential. The applicant must prove and the County must find that the proposed system will be adequately and safely operated and can accommodate the highest possible demand of the project. **24135 5-0 vote**

Page 255 – Add new Policy 5.8.1.7 from PC Alternative Policy PS-9c as follows:

The County shall work cooperatively with public school districts in planning for future school facility needs and in identifying appropriate sites for new schools. The County shall encourage the siting of public school facilities in areas where the schools can be served by public infrastructure such as water, sewer, roads, and sidewalks. **24135 5-0 vote**

Page 260 – Replace Measure PS-K with PC Alternative New Measure PS-3 as follows:

Measure PS-K  
Develop and implement a monitoring program for all septic systems. The program shall include guidelines for inspection of experimental systems, known or suspected problem areas, countywide spot site inspections, and remediation of operational problems identified during monitoring. Responsibility: Environmental Management Department. Timeframe: Develop and implement program within three years of General Plan adoption.

**Public Health, Safety, and Noise Element (PHSNE):**

Page 267 – Errata. Move Policy 6.2.2.2 to correct order on this page. Replace Policy 6.2.2.2 with PC Alternative Policy HS-2c as follows:

The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as determined by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

**41235 5-0 vote**

Page 268 – Insert three paragraphs under Asbestos from page 267 in PC Alternative beneath the heading Geologic and Seismic Hazards. **24135 5-0 vote**

EXHIBIT "J" CONT'D.

Page 268 – Modify Policy 6.3.1.1 the same as PC Alternative Policy HS-9b as follows:

*The County shall require that all discretionary projects and all projects requiring a grading permit, or a ... shall consider the requirement of posting a "Hazardous Conditions" "Warning" sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC. ~~if the site has been determined to contain harmful levels of asbestos material.~~ [Mitigation Measure 5.8-9(b)]*

**24135 5-0 vote**

Page 269 – Replace Policy 6.3.1.2 with PC Alternative Policy HS-10d, and delete the last sentence, as follows:

*The County shall establish a mandatory disclosure program, where potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC) are provided information regarding the potential presence of asbestos on properties subject to sale. Information shall include potential for exposure from access roads and from disturbance activities (e.g. landscaping). ~~Disclosure of the potential for asbestos must be placed on the deed and notification provided through title.~~*

Page 271 – Errata. Move Policy 6.4.2.3 to Objective 6.2.1 and renumber as 6.2.1.2.

Page 283 – Modify Measure HS-B to add the following bullet and to change the timeframe from three years to six months:

- Appropriate standards for open Space and greenbelts.

**Conservation and Open Space Element (COSE):**

Page 290 – Modify Policy 7.1.2.1 as follows:

*Development or disturbance shall be prohibited on slopes exceeding ~~25~~ 30 percent unless necessary for access. The County may consider and allow development or disturbance on slopes ~~25~~ 30 percent and greater when:*

- The use is a horticultural or grazing use that utilizes "best management practices" (BMPs) recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

**4315 4-0 vote**

**Note: Supervisor Baumann recused herself from deliberation and action on this matter.**



EXHIBIT "J" CONT'D.

Page 292 – Modify Policy 7.1.2.7 as follows:

The County shall require agricultural grading activities that convert ~~one~~ twenty (20) acres or more of undisturbed vegetation to agricultural cropland to obtain a ~~grading permit~~. ~~an agricultural permit through the Agricultural Commissioner's office which may require approval of the Agricultural Commission.~~ All erosion control measures included in the ~~grading agricultural~~ permit would be implemented. All agricultural practices, including fuel reduction and fire protection, that do not change the natural contour of the land and that use "best management practices" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors shall be exempt from this policy.

3415 4-0 vote

**Note:** Supervisor Baumann recused herself from deliberation and action on this matter.

Page 293 – Modify Policy 7.2.2.2 to include Agricultural Land (AL), Open Space (OS), and Commercial (C).

315 4(n) 3-1 vote

**Note:** Supervisor Baumann recused herself from deliberation and action on this matter.

Page 298 – Modify second paragraph of Policy 7.3.3.4 as follows:

Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. ~~Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize "best management practices" (BMPs) as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.~~

43125 5-0 vote

Page 301 – Modify Policy 7.4.1.6 as follows and move implementation details to new Measure CO-U:

All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Implementation Measure ~~CO-M CO-I and CO-4~~). ~~include providing sufficient funding to the ...~~ (rest of policy deleted and moved to new Measure CO-U) The County Agricultural Commission, Plant and Wildlife Technical Advisory Committee, representatives of the agricultural community, academia and other stakeholders shall be involved and consulted in defining the important habitats of the County and in the creation and implementation of the Integrated Natural Resources Management Plan (INRMP). Staff recommendation to correct Implementation Measure reference and add PAWTAC (see double-underline).

24135 5-0 vote

**EXHIBIT "J" CONT'D.**

Page 302 – Add new Policy 7.4.1.7 from PC Alternative CO-6e as follows:

The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards. **24135 5-0 vote**

Page 303 – Modify Policy 7.4.2.2 as follows:

*Where critical wildlife areas and migration corridors are identified during the review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory cluster development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protected migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property. Horticultural and grazing projects on agriculturally zoned lands are exempt from mandatory clustering or non-disturbance of natural areas when utilizing "Best Management Practices" (BMPs) recommended by the County Agricultural Commission and adopted by the Board of Supervisors and are in compliance with Objective 8.1.5 of this General Plan.*

**43125 5-0 vote**

Page 303 – Delete Policy 7.4.2.6.

**43125 5-0 vote**

Page 303 – Modify Policy 7.4.2.7 as follows:

*The County shall form a Plant and Wildlife Technical Advisory Committee to advise the Planning Commission and Board of Supervisors on plant and wildlife issues and the committee should be formed of local experts, including agricultural and forestry representatives, who will consult ...*

**34125 5-0 vote**

Page 306 – Modify Policy 7.4.2.9 as follows:

*The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the A overlay or that are within the AL designation, the land use restrictions associated with the IBC policies will not apply to the extent that that agricultural practices do not interfere with the purposes of the IBC overlay. ~~Staff recommended text responding to Board direction is underlined.~~*

EXHIBIT "J" CONT'D.

Page 307 – Chose Edit 2 for Policy 7.4.4.4. Reject Edit 1. Modify Edit 2 as follows:

*The County shall apply tree canopy coverage standards to discretionary permit review applicable to oak woodland habitats. Agricultural cultivation is exempt from this policy. Parcels having canopy ...*

3415 4-0 vote

**Note: Supervisor Baumann recused herself from deliberation and action on this matter.**

Page 309 – Modify Policy 7.4.5.2 as follows:

*It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonably acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:*

*A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6-inch diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10-inches dbh. Special exemptions when a tree removal permit is not needed shall include removal of trees less than 36 inches in dbh on: 1) lands in Williamson Act contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and fire safe planning; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree ...*

4513 4-0 vote

**Note: Supervisor Baumann recused herself from deliberation and action on this matter.**

Page 313, add new Policy 7.5.1.7 from PC Alternative Policy CO-8b:

*Discretionary projects that result in ground disturbance shall be required to provide on-site monitoring during construction for the presence of cultural resources by a qualified cultural resource specialist. If ground disturbance would occur in the Mehrten formation, Pleistocene channel deposits, or Pleistocene cave deposits, a qualified paleontologist shall also be present.*

**Concurrence of Board**

Page 321 – Staff recommendation! Modify Measure CO-N as follows to reiterate that the IBC corridor from PC Alternative is being applied as defined in that alternative and will be further reviewed for consideration of any necessary modifications:

~~Develop and adopt~~ Review and update Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9. [Mitigation Measure 5.12-3(b)]

Page 323 – Added new Measure CO-U for implementing Policy 7.4.1.6 as modified:

Mitigation under Policy 7.4.1.6 shall include providing sufficient funding to the County's conservation fund to acquire and protect important habitat at a minimum 2:1 ratio. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).

A. Biological Resources Study. The County shall adopt biological resource assessment standards that apply to all discretionary projects that would result in disturbance of soil and native vegetation in areas that include important habitat as defined in the INRMP. The assessment of the project site must be in the form of an independent Biological Resources Study, and must be completed by a qualified biologist. The evaluation shall quantify the amount of important habitat, by habitat type, as defined in the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.

B. Important Habitat Mitigation Program. The Biological Resource Study shall include an Important Habitat Mitigation Program that identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with the standards of the INRMP and the General Plan. All mitigation programs shall include a monitoring and reporting component requiring reports to the County not less than once each year for a period of not less than 10 years. The report will include a description of the lands included in the mitigation program (including location and size), a summary of the evaluation criteria established at the time the mitigation program was approved, an evaluation of the mitigation program based on those criteria, and recommendations for action during the following year. The County shall adopt standards for evaluating mitigation programs proposed as part of the Biological Resources Study described above. The standards shall ensure that the mitigation reduces direct and cumulative impacts of proposed development on important habitats to less than significant levels in accordance with CEQA thresholds. [Mitigation Measure 5.12.19e]]

EXHIBIT "J" CONT'D.

~~For all grading projects that will result in the conversion of one or more acres of important habitat to agriculture, the County shall require mitigation in the form of a fee in support of the County's conservation fund. When less than 10 acres of important habitat would be removed, the fee shall be sufficient to acquire, restore, and manage one acre of equivalent habitat for every acre of loss. When 10 acres or more of important habitat will be removed, the fees shall be sufficient to acquire, restore, and manage two acres for every acre of loss.~~

**Agriculture and Forestry Element (AFE):**

Page 328 – Add new Policy 8.1.2.3 as follows:

The County shall encourage the assignment of the Agricultural Land (AL) designation to rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. **43125 5-0 vote**

Page 329 – Accept Edit 2 for Policy 8.1.3.2. Reject Edit 1.

**43125 5-0 vote**

Page 329 – Modify Policy 8.1.3.3 as follows:

~~The County shall revise the Right to Farm Ordinance to include a provision to place a deed restriction for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to Agricultural Districts or agriculturally designated lands requiring the new owner to sign a statement acknowledging that his or her parcel is adjacent to a parcel engaging in agricultural activities.~~ **43125 5-0 vote**

Page 331 – Modify Objective 8.1.5 as follows:

~~The County shall encourage cluster development, or grouping together of allowable dwelling units in Rural Centers agricultural districts or lands zoned for agriculture located outside of agricultural districts, instead of the dispersal of such dwelling units of larger parcels.~~

**43125 5-0 vote**

Page 331 – Modify Policy 8.2.1.1 as follows:

~~The County shall support the extension development of water lines supplies and the use of reclaimed and untreated water for the irrigation of agricultural lands.~~

**43125 5-0 vote**

Page 332 – Add new Policy 8.2.1.4 as follows:

When ~~approving~~ reviewing projects, the County shall consider a project's impacts on availability of water for existing agricultural uses. ~~changes shown in first line~~ **Staff recommended**  
**43125 5-0 vote**

**EXHIBIT "J" CONT'D.**

Page 332 – Add new Policy 8.2.1.5 as follows:

The County will work with water purveyors and the Agricultural Commission to establish plans to ensure the provision of adequate water supplies to existing and future agricultural uses. **43125 5-0 vote**

Page 332 – Modify Policy 8.2.2.1 as follows:

*Agricultural operations allowed by right on agricultural lands shall include, but not be limited to:*  
*a. Cultivation and tillage of the soil, grazing, dairying....***43125 5-0 vote**

Page 334 – Modify Policy 8.2.4.4 as follows:

*Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on the agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant...* **43125 5-0 vote**

Page 334 – Add PC Alternative Policy AF-Li as new Policy 8.2.4.5:

The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses do not detract from or diminish the agricultural use of said land. **43125 5-0 vote**

**Parks and Recreation Element (PRE):**

Page 346 – Modify Policy 9.1.1.7 to delete last sentence.

**34125 5-0 vote**

Page 346 – Chose Edit 1 for Policy 9.1.1.8. Delete Edit 2.

**21345 5-0 vote**

Page 347 – Modify Policy 9.1.1.11 as follows:

*Focus park acquisition on recreation oriented facilities ~~as opposed to open space.~~* **34125 5-0 vote**

Page 350 – Modify Policy 9.2.2.5 to delete "countywide" in first sentence.

**14235 5-0 vote**

**Economic Development Element (EDE):**

Page 370 – Modify Policy 1-.1.9.1 as follows:

*The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage a broad mix of housing types that are compatible with wage structures associated with existing and forecasted employment.*

**14235 5-0 vote**

**EXHIBIT "J" CONT'D.**

Page 370 – Modify Policy 10.1.9.2 as follows:

*Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a broad mix of housing types ~~and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.~~*

**14235 5-0 vote**

**Tahoe Basin Element (TBE)**

Pages 389 through 400 -- Deleted.