

Board of Supervisors Special Meeting of May 17, 2004 attached hereto and approved by the Board on May 25, 2004.

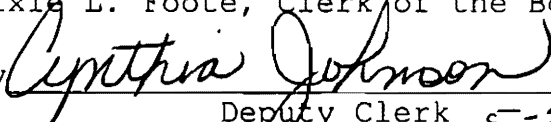
APPROVED:



RUSTY DUBRAY, Chairman

ATTEST:

Dixie L. Foote, Clerk of the Board

By 

Deputy Clerk

5-25-2004

Log of Speakers for General Plan Hearing #3
May 12, 2004

Public Testimony on Base General Plan:

Sarah Pender, spoke on behalf of herself. Ms. Pender is a longtime resident of El Dorado County. She spoke in regard to El Dorado County maintaining a rural quality, and the dangers of destroying itself due to prices of Real Estate. Ms. Pender spoke to the Original General Plan having that rural quality. Ms. Pender also stated that in the Original General Plan it spoke to a quote of a "Vision" stating, "Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values and maintain the rural character and lifestyle." Ms. Pender also spoke to the El Dorado County Land Use Forecast for the General Plan. Additionally, Ms. Pender also spoke to newspaper articles in the Sacramento Bee.

Steven Proe, El Dorado Taxpayers for Quality Growth spoke on behalf of himself. Mr. Proe spoke in regard to one (1) acre parcels of land needing a grading permit. However, he stated that it does not state anywhere in any of the plans referencing Phase 2 of the Regional Quality Control Board's declaration that any disturbance in excess of one (1) acre of land, will have to comply with the Clean Water Act Phase 2 requirements. In addition, he stated that these laws must be included in the General Plan.

Gloria Purcell, spoke on behalf of the Green Party of El Dorado County. Ms. Purcell is a Garden Valley resident and spoke in regard to the Land Use Planning. She praised the Planning Commission for their expertise, knowledge and hard work. Ms. Purcell stated that the Plan that the Planning Commission chose is a good step forward, and gives scopes to all groups, with flexibility and balance. Ms. Purcell stated that she believes that the plan chosen by the Planning Department is the best one chosen for preventing urban sprawl and developmental build-out. Ms. Purcell also spoke to reasons why she did not vote for Measure G. Ms. Purcell requests that the Board go forward with the Planning Commission's recommendation.

John Lambeth, spoke on behalf of the Business Alliance. Mr. Lambeth spoke in support of using the Annotated 1996 Plan as the base plan as your draft 2004 plan. He further stated that the 2004 Plan has two elements out of the nine from the 1996 plan that were not included. He commended the Board on giving the public plenty of opportunities to speak on behalf of each element.

Kim Beal, spoke on behalf of the El Dorado County Realtors Association. Ms. Beal thanked the General Plan team. She stated that the website has been wonderful and very easy to use. She stated that last time it was not very easy to access information and this General Plan team has made everything very easy to find. Ms. Beal stated that she is happy that you chose the 1996 Annotated Plan.

Kirk Bone, BIA, spoke in support of the plan and the process of developing a General Plan. Mr. Bone stated that the plan is being disserved by calling it the 1996 Plan, when it really is the 2004 General Plan. Mr. Bone stated that the BIA was against Measure G, because they felt it was the job of the Board to adopt a General Plan. Mr. Bone did compliment the Board on all of their efforts in developing the General Plan.

Laurel Brent-Bumb, El Dorado Chamber of Commerce. Ms. Brent-Bumb echoed the previous speakers in support of the 2004 General Plan. Ms. Brent-Bumb stated that an amazing amount of hard work has gone into working through this plan. She feels that the plan is moving forward on a very positive direction, and will benefit the County. Ms. Brent-Bumb stated that the only constant in life is change, and a General Plan has to be flexible enough to accommodate that change today, tomorrow and beyond tomorrow. Ms. Brent-Bumb stated that El Dorado County has 51% of green open space, and El Dorado County will not look like, San Jose, Los Angeles, or the Bay Area. She encouraged the Board to stay the course.

Nick Maloof, speaking as an individual. Mr. Maloof also wanted to echo the comments of the previous speakers. He stated that the 1996 Plan is not the same as the previous 1996 Plan. He stated that a lot of hard work and planning have gone into developing this plan. Mr. Maloof stated that growth is about to occur, growth has occurred and growth will occur, so if it is there he feels that it needs to be dealt with in the most orderly form as possible. Mr. Maloof stated that the problems before the Board are traffic and environmental conservation; he says that those things are well addressed in the changes made.

Paul Raveling, El Dorado Hills resident speaking on behalf of himself. Mr. Raveling thanked Supervisors Paine and Dupray for their votes last week. Mr. Raveling recognized that Supervisor Sweeney has a valid point in connection with many of the interests with his constituents. Mr. Raveling stating that traffic is an extremely valid concern. Mr. Raveling further spoke about the choice of the Base Plan chosen and planning methods used. In addition, Mr. Raveling spoke in regard to El Dorado Hills Blvd. and the County line in that the population is due to double. Also, Mr. Raveling is concerned that the County needs an additional east-west Highway to handle traffic.

Bill Bennett, a Pilot Hill resident and spoke on behalf of him. Mr. Bennett stated that he would like to echo the last comments. He stated that he voted "no" on Measure G. One reason was because of process and the second reason was that he knew it was a bad plan. He stated that it is the Land Use pattern that is being talked about. Mr. Bennett, stated that in 1998 the Board turned down Pilot Hill Ranch because of traffic, and because of services.

Thalia Georgiades, resident and land owner. Ms. Georgiades stated that she is in support of the plan chosen by the Board as the base plan. She stated that she feels that the 1996 Plan is no longer the 1996 Plan but the base plan from which to begin working. Ms. Georgiades also stated that the 1996 Alternative Plan has all of the updated and current laws. She thinks that using the 1996 Alternative Plan is the best possible plan to use and the best workable plan, and will get the county moving in the right direction.

Brandon Ghetia, representing Salmon Falls Holding. Mr. Ghetia stated he supports the choice made in choosing the 1996 Alternative as the base plan.

David Harnagel, representing, S.A.G.E. and resident of Latrobe. Mr. Harnagel expressed his appreciation for the very open process that has been followed over the past few years. He stated that staff and the Board has been there to answer question and help when needed. He further wanted to express his appreciation to the Board for having the courage to choose the 1996 Alternative Plan for their base plan. Mr. Harnagel stated that this plan is about people. In addition, he further stated that the only way the County will develop a community that has affordable housing for our future is to increase supply. And he stated that the 2004 Plan is the best approach in dealing with supply.

Exhibit "A" Cont.d

Julie Leinbach, resident of Coloma. Ms. Leinbach thanked Supervisors Paine and Dupray for their votes. She stated that she feels disenfranchised by the decision of the Board in picking the 1996 Alternative Plan. She stated that she does not see that much difference in the plans, and is relying on the Board to make that clear. Ms. Leinbach would like a reconsideration of the Boards' choice in the 1996 Alternative Plan.

Ray Griffiths, resident of Georgetown. Mr. Griffiths stated that he has debated on what to say to the Board that would be relevant. Mr. Griffiths stated that during the last fifteen years of close observation in the Land Use Planning process he has seen posturing, giant egos and numerous backroom deals. Mr. Griffiths spoke about the Georgetown Airport and its boundaries. Mr. Griffiths spoke to each Supervisors Districts. He also stated that the purpose of planning is to prepare and provide for population growth.

Joan Sanford, a Green Valley Road resident in Rescue. Ms. Sanford stated that she moved to this area due to the rural aspects. She stated that she feels she has been duped, she thought she would be safe, in the rural environment and she states she is not safe.

Debbie Harris, is a resident of Swansboro and spoke for herself. Ms. Harris stated she owns property next to the fire station possibly being zoned commercial. She stated that the Environmentally Constrained Plan is the only plan that would allow this property to be commercial. She stated that the 1996 Alternative Plan would not allow her property to be commercial.

Log of Speakers for General Plan Hearing # 3
May 12, 2004

Public testimony on Public Services Element

Bill Wright, spoke on behalf of the El Dorado County Schools. Mr. Wright stated the schools have tried to remain neutral of the whole General Plan process. However, he stated that there are some concerns with the Environmentally Constrained Plan because there were significant restrictions on where schools could be located. However, he stated that they have worked through those concerns and are okay with that plan if you so choose to select that plan. He stated that the 1996 Plan does not have those restrictions and addresses issues in regard to Agricultural policies in the Public Services Element. He further stated that he does not have any objection to adding Policy 5.8.1.7. He stated that that was submitted as a compromise to the Environmentally Constrained Plan and some of the policies in that plan. He stated that in the 1996 Plan this policy is addressed. He further stated that he does have some concerns that the EIR was based upon an analysis assuming a countywide yield factor. In addition, Mr. Wright stated that he wanted to make sure that there was proper disclosure on the number of students generated.

Speakers Log for General Plan Hearing #3
May 12, 2004

Public Testimony on Land Use Element:

Kirk Bone, spoke on behalf of himself on the issue of the scenic corridor. Mr. Bone stated that the scenic corridor issue was very well intended and touched a variety of different people in a variety of different ways, and not necessarily all good. Mr. Bone additionally spoke to significant impact issues. Mr. Bone's main concern was the parallel capacity. Mr. Bone also spoke to issues of Policy 2.6.1.9 added to the plan. He stated that he had some concerns with adding this particular policy.

Valeria Zentner, El Dorado County Farm Bureau. Ms. Zentner spoke to the issues of the scenic corridor being and issue for the Farm Bureau. Specifically to ridge-line development, barns, vineyards, orchards, timber harvest plant implications. She stated that perhaps agricultural practices should be looked at and perhaps exempted from this requirement. Ms. Zentner also stated that the real problem from the Farm Bureau is Policy 2.6.1.2 stating that there is going to be a scenic corridor ordinance adopted. She stated that they support that, it needs to be done, but it needs to be done thoughtfully on many aspects in the County.

Len Miller, spoke on behalf of himself and the Gold strike Home Owner's Association. Mr. Miller stated that he submitted a request previously to all of the Supervisors last Thursday. Mr. Miller spoke in regard to the five acre subdivision, Gold strike Home Owner's Association.

Bill Bennett, spoke on behalf of himself. Mr. Bennett is a Pilot Hill resident. Mr. Bennett spoke in regard to the Cool/Pilot Hill area land use and the traffic problem that he stated they are having. Mr. Bennett stated that the current base plan calls for allowing low-density residential five acre parcels in the whole area around Pilot Hill, Cool, Coloma Valley. Mr. Bennett stated that having low-density residential in the areas of Highway 49 and Salmon Falls will be putting that area over the Measure Y limit and the intent of Measure Y. Mr. Bennett would like the Board to look into this area for land use.

Mark Gibson, spoke on behalf of the California State Parks. Mr. Gibson stated that he wanted to thank the Board for allowing the public to have input in adopting the General Plan. Mr. Gibson stated that the State Park system is in favor of open space. He also shared some of the concerns that they have with the Board. One concern that Mr. Gibson shared was for visual quality, he stated that the Environmentally Constrained plan was much more inclusive in the protection of scenic quality. Secondly, he shared concerns of urban wildland fire interface. He stated that the 1996 plan does not preclude development in high or very high wildfire areas unless wildfire can be mitigated. Thirdly, Mr. Gibson addressed water resources and water quality. Mr. Gibson did state that he supports the Environmentally Constrained Alternative for Cultural Resources and that is included in the 1996.

John Hidahl, spoke on behalf of the El Dorado Hills Incorporation Committee. Mr. Hidahl thanked the Board for allowing the public input in the General Plan process. Mr. Hidahl stated that he wanted to reaffirm the position that was expressed to the Planning Commission with regard to having a General Plan and EIR in place as soon as possible. Mr. Hidahl stated that one of the major things that have been a benefit to the incorporation effort has been the hosting of town hall meetings in El Dorado Hills. Mr. Hidahl stated that it is important to maintain the 1996 rural regions established in El Dorado Hills. Mr. Hidahl further stated that he would like to leave as much of the rural regions as possible and to consider defining even more areas within El Dorado County to distribute the growth equitably across the entire county.

Clark Cameron, El Dorado Hills Business Parks Owners' Association. Mr. Cameron spoke to changes that were made to the impervious surfaces, floor area ratios, etc. Mr. Cameron stated that he hopes that he will be able to see the changes that will be taking place today; he feels that changes are unnecessary.

Ron Dennis, representing John Gordon Trust and the Patterson properties. He stated that he is very concerned with the new maps that were put up on the Board with respect to the Diamond Springs, El Dorado area. Mr. Dennis stated that he had spoken previously to the Board about affordable housing. Mr. Dennis stated that they have had a plan with the County since 1990 to develop the area around the Charles Brown School and the new High School for affordable housing. In addition, Mr. Dennis stated that he is opposed to what is proposed on the map around the Charles Brown School and the High School.

Kim Beal, El Dorado County Association of Realtors. Ms. Beal spoke in regard to the Maximum Impervious Surface and Percentage Table 2-3. She stated that the concern for the Association of Realtors is housing, housing affordability and housing for our workforce. Ms. Beal asked if there could be some flexibility to allow for a variance if the applicant can prove that they are meeting some other need in the General Plan, i.e. affordable housing, a means of housing for people in the very low to moderate household income levels. Ms. Beal also spoke to the Board in regard to parcels in the Shingle Springs on Palmer Drive.

Jim Kimmel, spoke on behalf of the U.S. Department of Agriculture – NRCS for the County. Mr. Kimmel stated that he is in support of the Agricultural community. He spoke to the biological corridors and its' effect on agriculture. He stated that he does not see a problem with the policies that the Board has selected.

John Lambeth, spoke on behalf of the Business Alliance. Mr. Lambeth thanked the Board and the staff for all of the edits on the Land Use Element. Mr. Lambeth stated that he wanted to speak about two important policies, one being Table 2.3 and secondly, the Scenic Corridor Ordinance that was added. Mr. Lambeth spoke about some of the standards that were changed in the impervious standards. He stated that some of them may cause some problems in the long run. Mr. Lambeth suggested that this Table be taken out and looked at separately as an ordinance. Mr. Lambeth additionally spoke in regard to the scenic corridors. He stated that he would like to see the Board delete Policy 2.6.1.9.

Michael Cook, spoke on behalf of the Serrano Associates. Mr. Cook spoke to concerns that he has in the scenic corridor section of the 1996 Alternative Plan. Mr. Cook spoke to the scenic corridors in regard to the band of property along the freeways in that it is possible to develop on these pieces of property. He stated that he does not know why the County would adopt a more stringent policy of scenic corridors than the State. Mr. Cook does not think that Policy 2.6.19 is appropriate.

Tom Mahach, Fire Safe Council and El Dorado County Fire Protection District. Mr. Mahach spoke to a number of issues with regard to ridge lines and community centers.

Virginia Crespo spoke on behalf of herself. Ms. Crespo spoke to the issues of floor area ratio and the impervious surfaces for R & D. She stated that she does not think that Policy 2.6.19 should be added to the General Plan.

Joan Wickland, spoke on behalf of the Cultural Resources Commission and the El Dorado County Indian Council. Ms. Wickland spoke in support of a new Policy 7.5.1.7 from the Planning Commissions Policy CO-8b on discretionary projects. Ms. Wickland also spoke in opposition to additional language that the Farm Bureau proposed. This language was in regard to, "projects that result in ground disturbance activity of one and half feet in depth or less or preparation of land for replacement, or planting, or orchards, or vineyards are exempt from this policy."

Thalia Georgiades spoke on behalf of herself. Ms. Georgiades spoke in regard to the scenic corridor aspect. Mr. Georgiades stated that she supports the aspects of the scenic corridor, but she has a couple of suggestions. She suggested Objective 2.6.1.3 should be taken out entirely, because 2.6.1.5 already adequately addresses the issues that should be addressed. She also stated that 2.6.1.9 that had been added earlier, she feels is overkill.

Thomas D. Cumpston, spoke on behalf of El Dorado Irrigation District. Mr. Cumpston spoke in regard to his letter that he presented to the Board earlier in the day regarding comments and concerns. He also spoke to Policy 5.1.2.9 dealing with water supply. Mr. Cumpston stated that the El Dorado Irrigation District questions why this policy needs to be included at all based on existing State and Local laws. Mr. Cumpston also spoke in regard to the Bray Reservoir Lands off of Missouri Flat Road. He stated that under the alternative that the Board has selected as its' plan, these lands are designated Public Facilities. However, EID is requesting that these lands be designated on the General Plan to allow for commercial or appropriate industrial use. Mr. Cumpston covered a few other subjects in his letter that he would like the Board to read.

Lorna Garrett spoke on behalf of herself. Ms. Garret owns three parcels on the South fork of the American River. Ms. Garrett requested that she would like to have the zoning "Tourist Recreational" for her properties, and if that is not possible she would like to have five acres for each parcel.

Dorothy Bonner spoke on behalf of Cameron Meadows. Ms. Bonner spoke about a parcel that has been previously zoned at "high-density residential." However, recently it has been changed to "low-density residential" She states that she feels like she has been sandbagged on this land. She stated that they have invested considerable time and money into developing a quality residential subdivision. And the plans that they have developed address many of the issues that may have prompted this down zoning, including: preserving of open space, oak canopy, recreational needs with Cameron Park Services District for a 26 acre park. Ms. Bonner would like the Board not to address this issue until they have had time to discuss these issues with them.

Linda Street spoke on behalf of herself. Ms. Street thanked the Board for the time spent with the public on this General Plan process. Ms. Street also spoke in regard to the Cameron Meadows issues.

Norm Brown, spoke on behalf of himself. Mr. Brown spoke on the floor area ratio and stated that the Board could probably have the floor area ratio written up to exactly what they would like. Mr. Brown also spoke in regard to concerns that he has with Option 2 that was adopted, Measure LU-c. He suggests that the Board go back to Option 1. He strongly urged the Board to apply this measure to residential and not to commercial, industrial and retail.

Linda Green, spoke on behalf of herself. Ms. Green has been a resident of El Dorado Hills since 1990 stated that under the 1996 Plan there would be a tremendous amount of growth. She stated that she was delighted to find out that the Planning Commission chose the Environmentally Constrained Plan and the Roadway Constrained Alternative. Ms. Green stated that the 1996 General Plan would bring more high-density residential. Additionally, five-acre parcels of land could be split into one-acre parcels, and ten-acre parcels could be split down to five-acre parcels. Ms. Green wants the Board to leave the Land Use section of the Commission's Alternative.

Laurel Brent-Bumb spoke on behalf of El Dorado County Chamber of Commerce. Ms. Brent-Bumb stated that she has great concerns about the scenic corridor. Ms. Green also commented on Policy 2.6.1.8 and its relation to Highway 49 segments for designation by Cal Trans as a State Scenic Highway. Ms. Brent-Bumb would like to see this Policy removed.

Art Marinaccio spoke on behalf of the Taxpayers for Responsible Government. Mr. Marinaccio spoke to the concerns of Industrial uses in rural regions. He stated that if wording were inserted to say, "No additional Industrial shall be designated in the rural regions." Mr. Marinaccio stated that that may help with the Industrial uses in the rural regions. He also spoke in regard to Compatible uses. He stated that he still thinks that the Board still needs to develop a fixing mechanism.

Nick Maloof spoke on behalf of himself. Mr. Maloof spoke to concerns that he has in the scenic corridor. Mr. Maloof stated that as far as property is concerned there is a fair amount of property out there that may not have a certainty of what can be done with their property. Mr. Maloof stated that he would like the Board to step back and take a look at what is on paper right now. And, if for some reason it does not make sense then go back and figure out how to make things different.

Joan Sanford, Rancher and Biologist, spoke on her own behalf. Ms. Sanford spoke to the having the Planning Commission go back and re-evaluate the site evaluation submitted. In addition, Ms. Sanford spoke to Policy 5.8.7.7 in regard to wireless phone facilities. Ms. Sanford talked at length to the EMF's on her property.

Elna Norman, spoke on behalf of herself. Ms. Norman stated that she was sorry to see that the Board had gone back to the 1996 plan for the base plan, ignoring the Planning Commission's recommendation. She further stated that she wonders why they have this process. Ms. Norman stated that El Dorado County needs to protect sustainable development and environmental improvements should go hand in hand with land use policies that preserve green spaces and farm lands and reduce the suburban sprawl. Ms. Norman stated that quality of life declines when a neighborhood is surrounded by strip malls.

David Zweck, spoke on behalf of himself. Mr. Zweck spoke in regard to the land use changes in the Shingle Springs area. Mr. Zweck stated that he does not think changes should be made without first talking to the property owners. He stated that he owns 140 acres and he feels that changes are being made by neighbors that are anti-growth, and he does not feel that that is appropriate. He urged the Board to take a closer look at these properties, look at good planning and not just do what the neighbors want.

Harriett Segal, El Dorado Hills Resident, spoke on behalf of herself. Ms. Segal spoke on land use zoning on Dorado Ridge Road. She stated that the low-density residential makes much more sense than the tourist-residential. Ms. Segal stated that she continues to oppose the tourist-residential zoning due to bring in more cars and such.

Additional Public Comment of Land Use Element

Clark Cameron, El Dorado Hills Business Park Owner's Association. Mr. Cameron spoke to the Impervious Surface Issue stating that what was adopted is simply form over substance. He can get the same thing by going two-stories. He stated that it will cost him a whole lot more money to go up in stories. He also stated that it has no control over traffic, which seems to be the issue. He also state that additionally we have the cap of 10,045, and if that doesn't control what happens in the park then nothing will. Mr. Cameron stated that the Impervious Surface Issue serves no purpose in regards to R& D. Additionally, he stated that he didn't know that the General Plan was about putting someone at a disadvantage in the market place.

Art Marinaccio, Taxpayers for Responsible Government. Mr. Marinaccio stated that if these policies stay in the General Plan for the EIR, then they should be used only for project or parcel specific studies to show that alternative mitigations can be proposed that would achieve the same goal.

Norm Brown, spoke in regard to some of Mr. Cameron's comments as far as the Floor Area Ratio. He stated that in research and development buildings you can build up, however, in industrial buildings you can't go up. They are one-story that creates problems. Mr. Brown suggested that the Board ask Mr. Green to come up with a draft that may be able to meet the objectives for the Floor Area Ratio problem.

John Lambeth, spoke in regard to some of the comments spoken by Mr. Marinaccio as far as his comments to specific studies for alternative mitigations. Mr. Lambeth stated that he has drafted some language that has been given to the General Plan staff.

Speakers Log for General Plan Hearing #3
May 12, 2004

Public testimony on Transportation and Circulation Element:

Art Marinaccio spoke of behalf of himself. Mr. Marinaccio spoke to parallel capacity for the Transportation and Circulation Element in regard to Cambridge Oaks and the Sundance Plaza Project. Mr. Marinaccio stated that there needs to be a mechanism to deal with these specific issues. Mr. Marinaccio also spoke about long-range planning and transit corridors. Mr. Marinaccio stated that the Board needs to understand this is going to take some long-term discussions to come up with some long-term solutions.

Clark Cameron, El Dorado Hills Business Park Owner's Association. Mr. Cameron spoke in regard to TC-1y and the modification and reduction. Mr. Cameron also spoke to Option 3 to TC-2 for the establishment of the frequent transit service and diamond lanes from Folsom and other destinations within the County to the Business Park.

Speakers Log for General Plan Hearing # 3
May 12, 2004

Public testimony on Housing Element:

John Lambeth, spoke on behalf of the Business Alliance. Mr. Lambeth offered a study on "Affordable Housing" that he wanted to enter into the record. Mr. Lambeth stated that what the Board has done in terms of the Housing Element is right on target. Mr. Lambeth also spoke in regard to Measure HO-k in establishing the Housing Trust Fund. Mr. Lambeth further stated that he would suggest that you take Measure HO-k off of the table for the General Plan, and add it into the study that the Board is going to do for "Affordable Housing."

Kirk Bone, spoke on behalf of himself and stated that he is opposed to HO-K for the Housing Element.

Speakers Log for General Plan Hearing # 3
May 12, 2004

Public Testimony for the Public Services Element:

David Sederquist is an Engineering Geologist and Hydro-geologist and spoke on behalf of S.A.G.E. Mr. Sederquist spoke to Policy 5.2.3.4 for Ground Water and stated that he thought the language looked okay. He further stated that you have to be careful with language like this because it can be interrupted a lot of different ways. He also recommended that Policy 5.2.3.4. be rewritten. Mr. Sederquist also spoke in regard to the Policies on septic systems. He stated that some of the guidelines are too specific. In addition, he spoke in regard to Policy 6.3.1.1. on naturally occurring asbestos.

Jan McKinsey, spoke on behalf of herself and El Dorado County Taxpayers for Quality Growth. Ms. McKinsey spoke in regard to the Water Demand Forecast, she stated that she has a concern with the figures in Table 5.5-2 and 3 which shows existing water supply versus the demand. Ms. McKinsey also provided a handout for the Board to review.

Kirk Bone, spoke to the issue of Policy 5.2.1.9. Mr. Bone stated that current El Dorado Irrigation District's (EID) policies which were developed several years ago in response to the dry lot problem. Mr. Bone stated that in order to grant a tentative map, you have to have a meter. In order to get a meter, you have to have a set of approved improvement plans that have to be bonded. Mr. Bone further stated that he believes that EID has adopted the Water Supply Assessment that is referred to in Policy 5.2.1.9.

Valerie Zentner, El Dorado County Farm Bureau. Ms. Zentner stated that she appreciated the effort of the Board in looking to protect agriculture natural resource based operations. Ms. Zentner spoke to her concerns with Policy 5.2.3.4. In addition, Ms. Zentner encouraged the Board to look at the EIR on ground water, and private wells. Ms. Zentner further encouraged the Board to get rid of Policy 5.2.3.4.

Kim Beal, El Dorado County Association of Realtors. Ms. Beal also spoke in regard to Policy 5.2.3.4. She stated that she is agreement with the comments previously made by Ms. Zentner and Mr. Sederquist. However, Ms. Beal added that it would be quite difficult for an applicant to try to prove they have adequate water, unless you drilled all of the wells for your proposed map. And potentially, this could create wells that may have to be abandoned later if the Tentative Map is not approved by the County. She further stated that she feels that the County should go back to conditions, of prior to finalizing the map you will prove that each lot has water.

Tom Mahach, Fire Safe Council, El Dorado County Fire Protection District. Mr. Mahach, stated that he wants the Board to keep in mind the response times and obligations of emergency services. In addition, Mr. Mahach spoke about constraining utilities so much that, things are being done illegally.

**EL DORADO COUNTY GENERAL PLAN ADOPTION HEARINGS
BOARD OF SUPERVISORS INTERIM ACTIONS
ON "2004 GENERAL PLAN"**

(as of close of Hearing #3 – May 12, 2004)¹

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. **532 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 AL designation may be applied in Rural Regions only.

23145 5-0 vote

¹ "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."

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.~~ 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.

351 2(n)4(n) 3-2 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.

Report back to Board on 5/17/04

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 "G" Cont'd.

Page 29 – Delete Policy 2.2.2.5. Move A through D to new Objective 2.2.7 and new Policies 2.2.7.1 through 2.2.7.4 on Page 42. **321 4(n) 5(n) 3-2 vote**

Page 32 – Modify Policy 2.2.2.7 to include Agricultural Land (AL), Open Space (OS), and Commercial (C).

Page 32 – 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 the 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 42 – Add new Objective 2.2.7 "Coordination with Incorporated Cities".

Page 42 – Add new policies from portion of prior Policy 2.2.2.5 as follows:

Policy 2.2.7.1 – The County shall coordinate with the incorporated cities in land use planning and development to:

- A. Provide compatibility and coordination of land use designations;*
- B. Provide compatibility and coordination of design and development standards and funding programs;*
- C. Provide for a comprehensive and equitable distribution of revenues for all annexations; and*
- D. Provide cooperation with the cities regarding shared responsibilities for improved infrastructure.*

Policy 2.2.7.2 – The County will actively participate and coordinate with the appropriate Federal and State agencies in land use planning that affects the County's customs, culture, or economic stability. The County shall be represented on joint power authority Boards by elected representatives or their appointees.

Policy 2.2.7.3 -- Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.

Exhibit "G" Cont'd.

Policy 2.2.7.4 – The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs.

A. Except in those instances where residential parcels have already been subdivided into less than five-acre parcels, the County shall zone all lands not developed within a city's sphere of influence and/or the Community Region adjacent to each city so as to permit a density not to exceed one dwelling unit per five acres for these residential parcels.

Property within the city's spheres of influence which cannot be annexed to the city, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

1. The development provides for the necessary on-site infrastructure;
2. The development assists in providing solutions to significant infrastructure problems in the surrounding area;
3. The development is consistent with the city and County General Plans and existing neighborhoods; and
4. The property is subject to a recorded condition precluding opposition to annexation by the city.

B. The County shall zone all undeveloped lands within a city's sphere of influence and/or the Community Region adjacent to each city so as to not permit the creation of nonresidential lots smaller than one acre in area for these parcels.

Property within the Placerville Community Region which cannot be annexed to the City, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

1. The development provides for the necessary infrastructure;
2. The development assists in providing solutions to significant infrastructure problems in surrounding area;
3. The development is consistent with the City and County General Plans; and
4. The property is subject to a recorded condition precluding opposition to annexation by the City.

Exhibit "G" Cont'd.

Page 46 – Modify Policy 2.6.1.3 as follows:

~~Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria. Discretionary projects reviewed prior to adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and all policies relating to the protection of scenic corridors Policies 2.6.1.4, 2.6.1.5, 2.6.1.6, and 2.6.1.7 shall be applicable to such projects until scenic corridors have been established.~~

1235 4(n) 4-1 vote

Page 47 – **Pursuant to Board direction**, modify Policy 2.6.1.8 as follows:

~~The County shall nominate State Route 49 (segments in El Dorado County) for designation by Caltrans as a State Scenic Highway. In addition to the items referenced in Policy 2.6.1.1, the Scenic Corridor Ordinance shall consider those portions of Highway 49 through El Dorado County that are appropriate for scenic highway designation and pursue nomination for designation as such by Caltrans.~~

Bring back to Board 5/17/2004

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

Exhibit "G" Cont'd.

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

Page 53 -- Modify the Timeframe for Measure LU-I as follows:

*Begin inventory ~~within one year of immediately following~~ General Plan adoption. Prepare ~~draft standards and ordinance text within two years.~~ Adopt ordinance within ~~five years.~~ 18 months. **1235 4(n) 4-1 vote***

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 (within Rural Regions) 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, unless it can be demonstrated that a higher number of employees would not violate established level of service standards.

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

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision. Until such time as 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.

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 Board

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

~~The County shall implement a growth control 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-4d~~, 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.~~

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):

The Board deleted the entire Housing Element from the 96 Alternative and replaced it with the Housing Element from the PC Alternative. All page numbers below for this element only are from the PC Alternative.
45123 5-0 vote

Page 161 – 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 – Modify Measure HO-C as follows:

The County shall ~~adopt a mandatory~~ establish a task force to 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 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.~~

45123 5-0 vote

Page 168 – **Staff Recommendation!** Modify "Expected Outcome" of Measure HO-C to be consistent with modification to the text of the measure.

~~Adoption of an inclusionary housing ordinance. Identification of new or additional means to encourage and assist in the development of affordable housing.~~

5312 4(n) 4-1 vote

Page 173 – Modify Measure HO-M as follows:

Apply for state and federal monies for direct support of affordable housing construction and rehabilitation. The Planning Department and the Department of Community Services will continue to assess potential funding sources, such as the Community Development Block Grant (CDBG), Home Investment Partnerships Program, and AB 2034 programs, and explore additional ways such funds may be used countywide (e.g., if they can be used to pay for necessary infrastructure improvements). The County shall make it a priority to identify sufficient matching funds from the County for the CDBG programs. The County will promote the benefits of these programs to the community by posting information on their website and creating handouts to be distributed with land development applications. [Policy HO-1j]

Page 182 – Modify Measure HO-LL as follows:

Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. The County Human Services Department will also endeavor to distribute fair housing information as a part of its housing programs. These are ~~This is~~ ongoing efforts by the County. [Policies HO-6b and HO-6c]

Page 183 – Add new Measure HO-OO as follows:

Using information presented in Table A-3 of the County's vacant land inventory (Attachment A), identify the geographic areas where development consistent with the inventory could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments.

<u>Responsibility:</u>	<u>Planning Department, Department of Transportation, and Department of Human Services</u>
<u>Time Frame:</u>	<u>Complete review and present findings to Board of Supervisors within one year of General Plan adoption.</u>
<u>Funding:</u>	<u>General Fund</u>
<u>Expected Outcome:</u>	<u>Identification of geographic areas within which affordable higher density development could occur without the need to fund or complete major infrastructure improvements.</u>

Page 183 – Add new Measure HO-PP as follows:

Work with owners of subsidized housing units and organizations interested in preserving such units to develop a strategy to ensure the preservation of housing units at risk of conversion to market rate housing. The strategy should include identification of funding sources that may be used to preserve at-risk units.

<u>Responsibility:</u>	<u>Department of Human Services</u>
<u>Time Frame:</u>	<u>Develop strategy within two years of General Plan adoption.</u>
<u>Funding:</u>	<u>General Fund</u>
<u>Expected Outcome:</u>	<u>Strategy to preserve units at risk of conversion.</u>

Exhibit "G" Cont'd.

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 – 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

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 254 – **Staff Recommendation**. Add the following new paragraph after the heading "Schools" to explain the methodology used for the school analysis:

As a part of the General Plan update, the County examined a countywide average student yield. It is recognized that there is a range in student yield that varies by region. For example the Tahoe and Pollock Pines districts are currently in decline, whereas the Buckeye, Rescue, and Latrobe districts are experiencing growth. It is the County's intent to work cooperatively with the various school districts to understand and recognize differences between districts, and to plan for future school facility needs by district, including appropriate locations for new schools.

Exhibit "G" Cont'd.

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. 23145 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. 23145 5-0 vote

Public Health, Safety, and Noise Element (PHSNE): 53124 5-0 vote

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

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

Exhibit "G" Cont'd.

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 279 – **Staff Recommendation (EMD)**! Replace Policy 6.7.4.6 with PC Alternative Policy HS-9d as follows:

The County shall regulate wood-burning fireplaces and stoves in all new development. Fireplaces with EPA-approved inserts, EPA-approved stoves, and fireplaces burning natural gas or propane are allowed. ~~The County shall require replacement of non-certified wood heaters upon sale of any residential, commercial or industrial property before the completion of escrow and developers of subdivisions shall retrofit non-certified wood heaters in an equal number of homes with EPA-certified units. The County shall restrict the sale and installation of used wood heaters.~~ The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality. [Mitigation Measure 5.11-2(d)]

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.

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

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. (A motion was made by Supervisor Sweeney on 5/17/04 that a period be placed after the word "protection," and the remaining wording after that be struck.) 3415 2(n) 4-1 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 agricultural practices do not interfere with the purposes of the IBC overlay. ~~Staff recommended text responding to Board direction is underlined.~~

Exhibit "G" 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 ... (A motion was made on 5/17/04 by Supervisor Sweeney to retain Edit 1 and reject Edit 2) 34125 5-0 vote

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 ... (A motion was made on 5/17/04 by Supervisor Sweeney changing the words "and fire safe planning" to "pursuant to a fire safe plan.") 42135 5-0 vote

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.

(A motion was made on 5/17/04 by Supervisor Baumann that CO-8b not be included from the Planning Commission's Alternative Plan)

23145 5-0 vote

Exhibit "G" Cont'd.

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 "G" 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): 34125 5-0 vote

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. ~~Staff recommended changes shown in first line.~~ **43125 5-0 vote**

Exhibit "G" 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): **54123 5-0 vote**

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):

32145 5-0 vote

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

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.

RUSTY DUPRAY.....
HELEN K. BAUMANN.....
JAMES R. SWEENEY.....
CHARLIE PAINE.....
DAVID A. SOLARO.....

DISTRICT I
DISTRICT II
DISTRICT III
DISTRICT IV
DISTRICT V

330 FAIR LANE PLACERVILLE, CA 95867
TELEPHONE (530) 621-5390
FAX NO. (530) 622-3845

DIXIE L. FOOTE.....CLERK OF THE BOARD



NOTICE OF ADJOURNED MEETING

The special meeting of the El Dorado County Board of Supervisors, **GENERAL PLAN HEARING #3**, on Wednesday, May 12, 2004, adjourned to **1:00 p.m. on Monday May 17, 2004.**

Dixie L. Foote
Clerk of the Board of Supervisors

dtd 5/12/2004

EXHIBIT "I"

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**

Monday, May 17, 2004 - 1:00 P.M.

BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
co.el-dorado.ca.us/bos

RUSTY DUPRAY
First District
Chairman

HELEN K. BAUMANN
Second District

JAMES 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

Closed Session pursuant to Government Code Section
54956.9(b), Anticipated Litigation:

- **Significant exposure to litigation.** Title: *Legal issues relating to the General Plan process.*
No action reported.

Speakers Log for General Plan Hearing #3 Continued to
May 17, 2004

Public Testimony on Land Use Element:

Sammy Cemo, Cemo Commercial, El Dorado Hills Business Park. Mr. Cemo spoke primarily to the impervious surface issue. He stated that if anything is incorporated below 85% on impervious surface it would make the Business Park very uncompetitive. The Business Park would not be able to develop like it has and you will see a much different product. He further stated that he does not think it would product conducive to what the Business Park has been trying to do.

Clark Cameron, El Dorado Hills Business Park spoke with regard to impervious surface. Mr. Cameron wanted to explain what the results would be by changing the impervious surface. Mr. Cameron reiterated that if the FAR is .25 you could simply stack one floor on top of the other to get the space in order to park with a restriction of 50%, but what does that accomplish. It simply raises the cost of the structure or you build a parking structure to go along with the structure. Mr. Cameron further stated that in the end you have changed nothing environmentally. The traffic element is the same, land use, noise, all of the elements are the same, the only thing that you have accomplished is that you have added costs to the structure. In addition, Mr. Cameron spoke to the issue of fire hydrants within 100 feet of the structure. He stated that a good hard look needs to be taken at this issue, because it does make that park as it is currently known not viable. If you start to go up, you don't have any industry, manufacturing, or warehousing on the second floors. You simply will have office space that would be very expensive.

Cleve Livingston, El Dorado Hills Business park spoke in regard to the impervious surface issue. Mr. Livingston discussed the reasons why he thinks the Board can change this limitation without triggering a recirculation requirement under CEQA. Mr. Livingston stated that the CEQA requirements state that you can make a change as long as you don't create any new significant impacts or you don't increase the severity of already identified significant impacts. Mr. Livingston further stated that the Board could completely eliminate this impervious surface limitation and not run into a recirculation requirement. Mr. Livingston also spoke in regard to water quality and drainage, that no matter what impervious surface is changed to, it won't affect these elements. He suggested that the Board change the standards from 50% to 85% so it is comparable to the standard that has been set for industrial, commercial and public facilities.

Robert Cortago, spoke on behalf of himself. Mr. Cortago is a property owner in Latrobe for 18 years. He stated that the maps that are hanging up in the Board of Supervisors Chambers do not show his property in Rainbow Meadows. He stated that he thinks it is unfair and not included in Rainbow Meadows, in addition, he is not able to split his property.

Valerie Zentner, El Dorado County Farm Bureau. Ms. Zentner spoke to a new Land Use designation and a new FAR for agricultural lands. She asked the Board to delete these new designations from Table 2-3. She stated that there could be some unintended consequences or restrictions on Ag land. She finally stated that the County does not want to unduly restrict the Ag development and possibilities in the future by applying a ratio that has not been studied.

Kirk Bone, BIA spoke to the Board on Table 2-3 in regard to the impervious surface percentages on the residential side. Mr. Bone encouraged the Board try to figure out a way to make the Business Park work, because it is such an important employment center for this county. Mr. Bone stated that people that have bigger projects that they are working on, will probably figure out a way to work around this table; however, those people with smaller projects will probably have a difficult time working around this table. Mr. Bone also spoke to overcoming the mitigation issue as it relates to residential. Mr. Bone also encouraged the Board to include a footnote on this table in regard to possible diversified housing and affordable housing.

John Lambeth, spoke on behalf of the Business Alliance. Mr. Lambeth spoke to Table 2-3 as it relates to Floor Area Ratio, he requests a minor change under site specific traffic impact study. Mr. Lambeth also commented on the impervious surface issues, and would like to see the impervious surface column eliminated from the General Plan.

Art Marinaccio, spoke on behalf of himself. Mr. Marinaccio commented on issues having to do with Missouri Flat Road properties and the Highway 50 Interchange. Mr. Marinaccio spoke to issues relating the Bucks Bar and Green Valley Road. In addition, Mr. Marinaccio spoke to issue in regard to the Floor Area Ratio and the impervious surfaces and how they will apply later to the canopy coverage.

Norm Brown, spoke on behalf of N.C. Brown Development. Mr. Brown spoke to issue Floor Area Ratio in and not limiting industrial and commercial activity in the county. Mr. Brown suggested following what the Board's intent was last time to allow the economic activity in this county and deal with it on the EIR so it doesn't have to be circulated, and make overriding findings if needed.

Dave Pratt, El Dorado Wine Grape Growers Association. Mr. Pratt spoke to the Floor Area Ratio for Agriculture. Mr. Pratt asked that the Board remove Table 2-3.

Mike McDougall, spoke on behalf of himself in regard to Table 2-3 and the R& D, the reason for the 50% maximum impervious surface.

Speakers Log for General Plan Hearing #3 Continued to
May 17, 2004

Public Testimony on Public Services and Utilities Use Element:

Norm Krizl, spoke on behalf of the El Dorado County Farm Bureau. Mr. Krizl spoke in regard to Policy 5.2.3.4 in regard to ground water adequacy. Mr. Krizl spoke to having a mitigation measure in this policy that does address the significance of an issue that has been displayed all throughout the document as having very little data and very little understanding. Mr. Krizl stated that it seems to be an absolutely arbitrary mitigation measure and would affect agriculture and a lot of the small land owners in the north and south part of the County where irrigation and public water. Lastly, Mr. Krizl stated that he would like to see the mitigation measure deleted from the General Plan.

John McCready, spoke on behalf of himself. Mr. McCready stated that he would agree with Norm Krizl's recommendation. Mr. McCready spoke on Policy 5.2.1.9 stating that 20 years is not enough and should a longer period of time.

Kim Beal, El Dorado County Association of Realtors. Ms. Beal also spoke to Policy 5.2.1.9 in that she would like to see the language changed so that water supply is judged on the application in front of them, not the highest possible use. Mr. Beal also spoke to Policy 5.2.3.4 and reminded the Board of her suggestion that the language be modified so that the applicant could prove that they had wells adequate for a rural parcel at the time of the final map and not drill wells before applying for a tentative map.

Kirk Bone, spoke on behalf of the BIA. Mr. Bone spoke to the letter provided by Mr. Tom Cumpston in that he hoped that that would be the basis for the text. Mr. Bone spoke to the paragraph on the hand out provided by Mr. Maurer, and stated that he would like to take a few moments to look at the paragraph.

Norm Brown, spoke on behalf of himself. He stated that he would like to have EID review the text in Policy 5.2.1.9. Mr. Brown also spoke to future uses of water for customers; however, EID does not consider them customers until they buy a meter. In addition, he stated that he does not want the Board to continue on with this policy the way it is presented.

Valerie Zentner, representing herself. Ms. Zentner spoke to Policy 5.2.3.4 and the unavoidable impacts prior to and after the mitigation. She was wondering what that buys the County in terms of water planning. She also stated that she feels it burdens the smaller person. She would like to see maybe a well certification report that is achievable that goes with the intent with the application.

Mike Cook, spoke on behalf of himself and stated that the system works right now. He stated that the systems is that you prove that you can pull a water meter prior to the time that you can final a map and there are steps in between that you have to coordinate between the two agencies. Mr. Cook stated that he thinks that the Board should just maintain the system that is in place. Lastly, Mr. Cook referred to the letter written by Mr. Cumpston, he stated that he laid the system out very well.

Thalia Georgiades spoke on behalf of herself. Ms. Georgiades spoke to the handout that was handed out by Peter Maurer. She stated that the Board should take out some of the words in the new text.

Andre Capella, spoke on behalf of himself. Mr. Capella spoke to his personal issues with regard to changes in land designation in 1997. He provided maps for the Board to view, he brought this forward in hopes that his proposals will be included in the General Plan.

Richard Taylor, Special Counsel. Mr. Taylor spoke to issue in regard to Policy 5.2.1.9 and what the EIR stated for the General Plan as far as water supply, tentative maps, etc.

Speakers Log for General Plan Hearing #3 Continued to
May 17, 2004

Public Testimony on Health and Safety Use Element:

Tom Mahach, Fire Safe Council and El Dorado County Fire Protection District. Mr. Mahach spoke to getting all three plans to work together, the General Plan, the Countywide Fire Safe Plan and the Disaster Mitigation Act. Mr. Mahach presented a handout to the Board in regard to changes that he would like to see done on the General Plan and presented a Handout for the El Dorado County Wildfire Prevention Planning. Mr. Mahach also spoke in depth to Policy HS-3c and Policy CO-4d.

Art Marinaccio, spoke on behalf of himself. Mr. Marinaccio spoke to policies in regard to Fire Safe Planning, and Oak tree removal.

Speakers Log for General Plan Hearing #3 Continued to
May 17, 2004

Public Testimony on Conservation and Open Space Element:

Norm Brown, spoke on behalf of himself on Conservation and Open Space. Mr. Brown spoke to the Policy on Oak tree canopy retention. Mr. Brown explained how the policy of Oak tree canopy retention came to be. Mr. Brown stated the City of Placerville adopted this to be their policy for the city and applied it to residential uses only. Mr. Brown stated that the problem with this policy is, that it should only apply to residential use, and not Commercial or Industrial property use.

Tom Mahach, Fire Safe Council and El Dorado County Fire Protection District. Mr. Mahach spoke to some of the concerns that he has with the General Plan not putting anything in the plan that would provide a conflict for an individual home owner or a major project to do fire prevention activity. He also stated that the Board can have some of his staff work with them.

Sam Miller spoke on behalf of himself. Mr. Miller spoke to Policy 7.5.1.7 in that a Cultural Expert would be required to be onsite to determine whether or not cultural deposits have been affected. Mr. Miller stated that he thinks that in adding this policy it is just adding another employee to the process for a very minimal benefit if any at all.

Harriett Segel and El Dorado Hills resident spoke on behalf of herself. Ms. Segel spoke to tree canopy being eliminated on commercial property. She is in hope that the policy concerning tree canopy will continue.

Art Marinaccio, spoke on behalf of himself. Mr. Marinaccio spoke to Policy 7.4.4.4 the Ordinance in regard to tree canopy. Mr. Marinaccio stated that the Board needs to get a policy in place to enforce the tree replacement policy. Mr. Marinaccio also spoke to mining issues and mining properties that need to be protected. He stated that he feels that the State mapping is very good and the direction to protect those properties is clear and is part of the law.

Norm Krizl, spoke on behalf of the El Dorado County Farm Bureau. Mr. Krizl spoke to a couple different items. He spoke to Policy 7.4.2.6 in that he feels that this policy opens the door for the County to be responsible for a host of things that State Agencies are already doing. Mr. Krizl also spoke to Policy 7.4.4.4 in that there is not enough data to support the canopy requirements. Mr. Krizl feels that it is critical that an ordinance be developed to deal with this issue, to have the appropriate experts look at the different species, different elevations the different aspects of all of the things that make up the eco-systems that are in this County.

Dave Pratt, spoke on behalf of the El Dorado Wine Grape Growers Association. Mr. Pratt spoke to Policy 7.4.2.6 and also agreed with Norm Krizl's comments. Mr. Krizl also spoke to Policy 7.5.1.7 and how viable this policy really is, and that it would create a cottage industry to service any construction or anything that is going on in this County. He stated that he feels that it should be rephrased and reworked.

Bob Routon, spoke on behalf of himself. Mr. Routon spoke to issues concerning the Williamson Act and how he and his wife went through this process to preserve the land. Mr. Routon spoke to developments that have been done on his property. In addition, Mr. Routon requests that the purposed restraints on farming in the General Plan not be implemented.

Bill Frost, UC Cooperative Extension spoke in regard to replacement and retention efforts that have been done showing successful approaches to replacing oak canopy. Mr. Frost provided handouts to replacing and retention of oak canopy.

Bill Fisher spoke on behalf of himself. Mr. Fisher spoke to Policy 7.4.4.4 where it describes that people that are appropriate to do the canopy studies. He would like to see a licensed land surveyor be added into this policy. Mr. Fisher also spoke to some of Mr. Frost's comments on replacing and retention of oak canopies.

Valerie Zentner, spoke on behalf of herself. Thanked the Board for looking at the area of Conservation and Open Space in regard to Agriculture. Ms. Zentner also spoke to Policy 7.4.2.9 in regard to the Biological Corridor (IBC) overlay and that they will get the opportunity to participate in the process when the corridors are identified. Ms. Zentner also spoke to Policy 7.4.5.2 in regard to providing fire breaks as development occurs. Ms. Zentner additionally spoke to Policy 7.5.1.7, in that the intention of this policy was not to stand around during the process of disking land. She stated that she feels that the ordinance needs to be thoughtfully drafted and be included in that process.

Speakers Log for General Plan Hearing #3 Continued to
May 17, 2004

Public Testimony on Agriculture and Forestry Element:

Art Marinaccio, spoke on behalf of himself. Mr. Marinaccio stated that he disagrees with all of the edits on the Agriculture and Forestry Element. He feels that people have forgotten the structure of the 1996 Plan and what this County tried to do for Agriculture. Additionally, Mr. Marinaccio spoke to grazing and Policy 8.1.2.3.

Valerie Zentner, spoke on behalf of El Dorado County Farm Bureau. Ms. Zentner stated that she thanked the Board for the edits that have been put in, she does not feel that anything is super drastic to most of the operation that has been looked at for the long term. Ms. Zentner did disagree with Mr. Marinaccio as to the grazing issue.

Edio P. Delfino, representing Apple Hill. Mr. Delfino stated that the Apple Hill has been in farming for 125 years and there are still game trails, and habitat and tree cover. Mr. Delfino stated that he has sat through hours of debates to try to create the perfect situation, and he says that it is there.

Public Testimony on Economic Development Element:

Art Marinaccio, spoke on behalf of himself. Mr. Marinaccio stated that he feels that the Board should form the Economic Committee as soon as possible. He also stated that so much of the language in this document should be fixed, and needs to be addressed. In addition, he stated that by forming the Economic Committee they would be able to help the Board in finding some long-term solutions to some of these problems.

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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**

Monday, May 17, 2004 - 1:00 P.M.

BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
co.el-dorado.ca.us/bos

RUSTY DUPRAY
First District
Chairman

HELEN K. BAUMANN
Second District

JAMES 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

Closed Session pursuant to Government Code Section
54956.9(b), Anticipated Litigation:

- **Significant exposure to litigation.** Title: *Legal issues relating to the General Plan process.*
No action reported.