


Minutes of the Special Meeting of the Board of Supervisors for
General Plan on June 17, 2004, attached hereto and approved by
the Board on September 14, 2004.

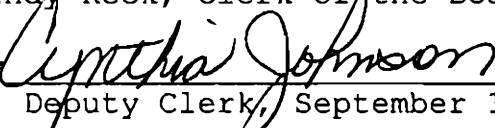
APPROVED:



Rusty Dupray, Chairman
September 14, 2004

ATTEST:

Cindy Keck, Clerk of the Board

By 

Deputy Clerk, September 14, 2004

On June 17, 2004 the Board of Supervisors passed a motion of intent¹ to adopt the Proposed 2004 General Plan (Interim Review Draft, June 10, 2004²) as the El Dorado County General Plan, with the following modifications:

Page 1 – Errata. Delete section entitled “Background” including three paragraphs of text within that section. This text is no longer relevant.

Page 6 – Modify first two complete sentences at top of page as shown below. This text is in conflict with Measure Y policies.

In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element. ~~allows for traffic congestion during limited time periods. Such congestion is a reasonable price to pay for the economic benefits of development and the maintenance of the County's rural atmosphere.~~

Page 8 – Delete item 13. This item is no longer relevant.

Page 8 – In order to clarify the status of the Implementation Measures of the General Plan, add the following text before the section entitled “Using The Plan”:

IMPLEMENTATION MEASURES

This General Plan relies upon measures identified in each Element that implement the policies. These implementation measures identified throughout this Plan carry the same weight as policies in terms of guidance for County decision-making. Modification of the text of these measures would require amendment of the General Plan. “Responsibility” assignments and “time frames” for each implementation measure are advisory only. Modifications to responsibility assignments and/or timeframes do not require amendment of the General Plan.

Page 12 – To be consistent with other Board direction, modify Policy 2.1.1.1 to remove references to Tahoe Community Regions.

Page 12 – Delete Policy 2.1.1.5 in its entirety. This text is in conflict with Measure Y policies.

Page 12 – Revise new Policy 2.1.1.7 as shown below. This is a clean-up item to ensure consistency with other policies. This also incorporates one of the recommendations of the Fire Safe Council provided in response to the Board’s direction to staff to work with the Fire Safe Council to include references to Fire Safe plans where relevant to specific policies.

Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Facilities Utilities Elements. Accordingly, development in Community Regions and elsewhere will ~~may~~ be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

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.

² This document is available for purchase at the Planning Department and is also available on-line at the County’s General Plan website www.co.el-dorado.ca.us/generalplan.

Page 13 – Delete Policy 2.1.2.7 in its entirety. This text is in conflict with Measure Y policies.

Page 14 – Delete Policy 2.1.3.2 in its entirety. This text is in conflict with Measure Y policies.

Page 17 – Clarify the new Agricultural Lands designation description as follows:

Agricultural Lands (AL): This designation is appropriate for lands described in ~~new recommended Policy 8.1.1.8. 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.

Page 18 – Modify definition of Industrial as shown below. This would undo one aspect of the Board's prior direction. The concern is that this change would modify the base alternative (as analyzed in the EIR) in a manner that could result in greater impacts.

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.

Page 19 – Consistent with the Board's direction regarding the Tahoe Basin, modify "Adopted Plan" text to add the following:

The adopted plan for the Tahoe Basin is the Regional Plan for the Tahoe Basin and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Community Plan adopted by El Dorado County and TRPA.

Page 20 – Make the following change to the Board's prior action: 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". This is a clean-up item to clarify the language.

Page 27 – Reject modifications to Policy 2.2.2.7 proposed in the EIR and reject alternative mitigation language from Mitigation Measure 5.9-5(a). This returns the policy to its original (base) form.

The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations:

- *Natural Resource (NR)*
- *Agricultural Land (AL)*
- *Open Space (OS)*
- *Industrial (I)*
- *Commercial (C)*
- *Public Facilities (PF)*
- *Rural Residential (RR)*

- Low-Density Residential (LDR)

If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2.

Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

Page 37 – Pursuant to the recommendations of the Fire Safe Council, modify new Policy 2.2.7.2 as follows:

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, fire safety and economic stability. The County shall....

Page 39 – Modify Policy 2.3.2.1 to be consistent with changes to Policy 7.1.2.1:

Disturbance of slopes ~~forty (40)~~ thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

Page 50 – Revise the time frame for Measure LU-E as shown below. This makes the time frame consistent with the time frames in the TCE.

Revise Review manual within two one years of General Plan adoption. Complete needed revisions within three years of General Plan adoption.

Page 52 – Modify Measure LU-J to be consistent with other actions taken by the Board:

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I above) Pursuant to the California Department of Transportation procedures, prepare documentation in support of having that those segments of State Route 49 within El Dorado County identified as a State Scenic Highway.

Page 53 – Modify new Measure LU-N as shown below to clarify the types of requests to which these procedures would apply.

Develop procedures to be used by applicants to substantiate a request for exemption from policies due to economic viability requests pursuant to Policy 2.9.1.6.

Page 53 – Consistent with the Board's direction regarding the Tahoe Basin, add new Measure LU-O as follows:

MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulation in the Tahoe Basin:

- Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area;
 - Identification of additional affordable housing opportunities;
 - Modification of the County's Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and
 - Implementation of actions recommended in TRPA's periodic threshold evaluation reports.
- [Goal 2.10] [Original language changed by Mitigation Measure 5.14-1]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan adoption. Modification of the County Zoning Code within one year of General Plan adoption.</u>

After Page 54 – Consistent with the Board's direction regarding the Tahoe Basin, modify the Land Use Diagram to place the Adopted Plan designation on the Tahoe Basin. The land use diagram included with the review draft accompanying this report identifies the Tahoe Basin as "Tahoe Regional Plan"; this will be changed to "Adopted Plan" on the next iteration of the land use diagram.

After page 54 – Correct land use diagram to show appropriate portion of Brandon Ghetia property as Low Density Residential consistent with the Land Use Diagram in the 1996 General Plan Alternative.

Page 56 – Modify section entitled "Relationship To Other Elements" as shown below. This is a clean-up item to be consistent with other changes and the format of the proposed 2004 General Plan.

RELATIONSHIP TO OTHER ELEMENTS

The Transportation and Circulation Element has been correlated with the Land Use Element as required by Government Code Section 65302(b). Related policies can also be found in the Parks and Recreation Element (~~bikeways and trails~~); Conservation and Open Space Element (~~scenic highways~~); Health, Safety, and Noise Element (~~noise and air quality~~); and Public Services and Utilities Element (~~concurrency~~).

Page 74 – Delete the first two rows of Table TC-3 (Latrobe Road [two segments] and White Rock Road [one segment]) as these segments would no longer operate at LOS F based on other actions of the Board.

Page 75 – Modify Policy TC-Xf as shown below. This clarification is needed because the County does not issue certificates of occupancy for residential structures.

Prior to ~~issuance of any certificate~~ of occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following: (1) construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of

compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.

Page 77 – To confirm the County's commitment regarding mobility for special populations, add new Policy TC-2f as follows:

The County shall work with the El Dorado Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops.

Page 81 – Consistent with the Board's prior direction, revise time frame for Measure TC-B as follows:

~~Within six months of the adoption of the General Plan First full fiscal year following General Plan adoption.~~

Page 86 – Modify Measure TC-S to change the Time Frame to "Within one year following General Plan adoption."

Page 87 – Modify Option 2 of New Measure TC-2 (now shown as Measure TC-V) as follows:

~~The County shall implement a 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-Xa-e with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit traffic by achieving a balance between types of housing and types of jobs. 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.~~

Page 87 – Consistent with the Board's direction on other relevant policies, revise the last sentence of New Measure TC-2 (now shown as Measure TC-V), Option 3 as follows:

Consider modification of the Modify Circulation Map to include the identified right-of-way.

Page 88 – Consistent with the Board's direction on other relevant policies, revise the time frame for New Measure TC-2 (now shown as Measure TC-V), Option 3 as follows:

Option 3: Identify potential rights-of-way within one year of General Plan adoption. Update Circulation Map, if appropriate, within two years of General Plan adoption.

Page 183 – Modify Measure HO-V to delete the words "multifamily and/or" in Expected Outcome line.

Page 186 – Modify the last bullet of Measure HO-DD to delete the words "Kitchens with".

Page 240 – Consistent with the Board's modifications in the TCE, modify Table 5-1 entry for "County and State road circulation system" under "Rural Center and Rural Region" from "E" to "D".

Page 242 – Pursuant to the recommendations of the Fire Safe Council and EID, modify Policy 5.2.1.9 as follows:

In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared

the County must (a) find that by the time the first grading or building permit is issued in connection with the approval (a) the surface water supply from existing water supply facilities will be adequate to meet the highest projected demand that could be permitted by associated with the approval on the lands in question and (b) ~~sufficient infrastructure will be in place to deliver adequate water supplies to the project or~~ require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20- year projection will meet the highest projected demand associated with the approval, in addition to existing and 20-year projected planned future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time. [Mitigation Measure 5.5-1(b); further modification by Board of Supervisors]

Page 244 – Errata. Correct Policy 5.2.3.4 as follows:

All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic uses, or other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that groundwater demand supply for the project in question is adequate to meet the highest demand of the proposed development associated with the approval on the lands in question.

Page 244 – Modify Policy 5.2.3.6 to delete the words “During the five years after adoption of the General Plan” in the first line.

Page 245 – Consistent with the Board's action in the LUE, modify Policy 5.3.1.1 to delete the reference to Georgetown as a Community Region.

Page 245 – Modify Policy 5.3.1.1 to delete the words “to be developed” in line six.

Page 246 – Modify Policy 5.3.1.5 as follows:

~~Standards for On-site septic systems for second dwellings and temporary units occupied for more than six months shall should be upgraded requiring these units to meet the same sizing capacity and replacement area requirements as the primary dwelling. Additionally when a temporary mobile home is occupied for more than six months and connected to an on-site system, the on-site system must be upgraded to meet current standards and be expanded to accommodate the increased capacity as may be required by Environmental Management.~~

Page 247 – Delete proposed new Policy 5.3.2.5 and move it to replace Policy 5.3.1.3 (on Page 245) which would otherwise be redundant.

~~Private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants may be considered an acceptable alternative to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily residential in Rural Centers. In Rural Centers, the County may allow community 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.~~

Page 256 – Modify Measure PS-J to change the Time Fame from five years to two years.

Page 261 – Errata. Modify the second paragraph as follows:

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). ~~Because they are too large to include within this bound volume, the~~ The noise contour maps required by that statute are found in Appendix C. ~~the office of the El Dorado County Planning Department, where they can be reviewed upon request.~~ Additionally, this element satisfies the State mandated requirements for the both safety and seismic general plan elements.

Page 263 – Pursuant to the recommendations of the Fire Safe Council, modify Policy 6.2.2.2 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~~ demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Page 264 – Add new Policy 6.2.3.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the requirement and better track the format of similar policies.

All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.

Page 273 – Modify Policy 6.5.1.14 to change “i.e.” in line four to “e.g.”.

Page 276 – Errata. Modify Policy 6.7.4.5 as follows:

~~Specific plans submitted for the development of lands designated Planned Communities (PG) on the General Plan land-use map to the County shall provide for the implementation of all policies contained under Objective 6.7.4 herein.~~

Page 289 – Modify percentages in last paragraph of Policy 7.1.2.1 from 25 percent to 30 percent to be consistent with other edits.

Page 289 – Modify the second bullet of Policy 7.1.2.1 (which begins on Page 288) as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to fit the structure of the policy.

- *The location is necessary for the protection of the public health, safety, and welfare (including Fire Safe requirements) and there is no feasible alternative, as determined by a California-registered civil engineer, certified engineering geologist, local fire district, or State fire official.*

Page 289 – Modify the third bullet of Policy 7.1.2.1 to add the word “certified” before “engineering geologist”.

Page 290 – Modify Policy 7.1.2.7 as shown below. This would undo one aspect of the Board's prior direction, however, the staff believes it is consistent with the Board's other direction regarding agriculture. This would clarify that any agricultural grading activities encompassing more than one acre must secure a grading permit, unless appropriate BMPs are incorporated.

The County shall require agricultural grading activities that convert ~~twenty (20) acres~~ one acre or more of undisturbed vegetation to agricultural cropland to obtain an agricultural permit through the Agricultural Commissioner's office which may require approval of the Agricultural Commission. All erosion control measures included in the 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.

Page 291 – Add the following reference to the end of Policy 7.2.1.1 (which begins on Page 290). This will update the text to reflect the latest DOC report.

6. Busch, Lawrence L. 2001. Mineral Land Classification of El Dorado County, California. Open File Report 2000-03. Prepared for the California Department of Conservation.

Page 291 – Reject modifications to Policy 7.2.2.2 proposed in the EIR and reject alternative mitigation language from Mitigation Measure 5.9-5a. This returns the policy to its original (base) form.

The General Plan designations, as shown on the General Plan land use maps, which are considered potentially compatible with surface mining shall include:

- *Natural Resource (NR)*
- *Agricultural Land (AL)*
- *Open Space (OS)*
- *Industrial (I)*
- *Public Facilities (PF)*
- *Rural Residential (RR)*
- *Commercial (C)*
- *Low-Density Residential (LDR)*

All other General Plan designations are determined to be incompatible for surface mining. Industrial uses shall be limited to those compatible with mineral exploration.

Page 294 – Delete Policy 7.2.3.14 in its entirety in order to be consistent with recommended changes to Policies 2.2.2.7 and 7.2.2.2.

Page 298 – Clarify Policy 7.4.1.2 as follows:

Private land for preserve sites will ~~only~~ be purchased only from willing sellers.

Page 300 – Modify Policy 7.4.2.2 as shown below. This would clarify the relationship between this policy, Policy 7.1.2.7 and Objective 8.1.5, all dealing with linked issues.

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 designated lands are exempt from ~~mandatory clustering or non-~~ the restrictions placed on 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.~~ when not subject to Policy 7.1.2.7.

Page 301 – Pursuant to the recommendations of the Fire Safe Council, 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, fire protection, and forestry representatives, who will consult...

Page 304 – Modify Policy 7.4.2.9 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the exception.

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 the agricultural practices do not interfere with the purposes of the IBC overlay. Wildland Fire Safe measures to protect existing structures are exempt from this policy, except that Fire Safe measures will be designed in so far as possible to be consistent with the objectives of the Important Biological Corridor. ...

Page 305 – Modify Policy 7.4.4.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the exception.

For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that have at least 10 percent total tree canopy cover by woodland habitats ...

Page 315 – Add new Policy 7.6.1.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the trigger point for application of the policy.

The creation of new open space areas, including ecological preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.

Page 316 – Modify measure CO-D to be consistent with Policy 7.1.2.7 as follows:

~~Amend the Grading Ordinance to incorporate the provisions of Policy 7.1.2.7. Develop an Agricultural Permit program that includes standards for agricultural operations comparable to those in the Grading Ordinance and considers other issues important to the protection of agricultural lands.~~

Page 316 – Reject Measure CO-F in its entirety in order to be consistent with recommended changes to Policies 2.2.2.7 and 7.2.2.2:

Page 318 – Modify Measure CO-K as follows:

Work cooperatively with the State Department of Fish and Game, ~~and~~ U.S. Fish and Wildlife Service, and Bureau of Land Management to implement ...

Page 321 – To be consistent with the format of other Measures, add the following to new Measure CO-U:

<i><u>Responsibility:</u></i>	<i><u>Planning Department</u></i>
<i><u>Time Frame:</u></i>	<i><u>Refer to Measures CO-L and CO-M as applicable.</u></i>

Page 326 – Add new Policy 8.1.1.8 to address the new Agricultural Lands land use designation.

Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:

A. Are currently under a Williamson Act or Farmland Security Zone Contract;

B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or

C. Are under cultivation for commercial crop production or are identified as grazing land;

And one of the following:

1. Are located in the county's Rural Region; or

2. The County Department of Agriculture has determined that the land is well suited for agricultural production.

Page 336 – Consistent with the Board's direction on other relevant policies, modify Measure AF-A as follows:

...
B. Update and revise the Right to Farm Ordinance to include a ~~provision to place a deed restriction~~ requirement for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to agricultural lands ...

Page 339 – Add new Measure AF-K as shown below. This measure implements a program for adoption of the agricultural BMPs incorporated by the Board into policies in the COSE and AFE. In coordination with the County Agricultural Commissioner and the Farm Bureau, the General Plan team has reviewed agricultural BMP's developed by the U.S. Department of Agriculture Natural Resources Conservation Service and the University of California Cooperative Extension (submitted by Dr. Bill Frost, May 6, 2004 and available through the Agricultural Commissioner) that address erosion and sedimentation, and determined that they would be very effective in implementing the various policies of the General Plan.

General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2 provide that their requirements do not apply to agricultural operations if those operations are conducted in accordance with Best Management Practices adopted by the Board of Supervisors. Accordingly, in consultation with the Agricultural Commission and the University of California Cooperative Extension, the County shall develop Agricultural Best Management Practices for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. The Best Management Practices shall provide a level of resource protection comparable to that of the referenced policies.

Responsibility: Department of Agriculture

Time Frame: Within one year of General Plan adoption.

Page 346 – To be consistent with time frames in other relevant policies, revise first sentence of Policy 9.1.2.9 as follows:

The County shall update the Bikeway Master Plan and include the bikeways system on the Trails Master Plan Map within ~~two~~ one years of General Plan adoption. ...

Page 349 – Modify second line of Policy 9.2.2.7 add "that are not environmentally sensitive" after the word "lands".

Page 351 – In the first line after heading "Implementation Program", change "Agriculture and Forestry" to "Parks and Recreation".

Page 352 – To be consistent with time frames in other relevant policies and to clarify this measure, revise the time frame in Measure PR-C as follows:

Adopt the updated Bikeway Master Plan within two years of General Plan adoption. Update the Hiking and Equestrian Trails Master Plan both plans within three years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.

Page 370 – Modify Policy 10.1.9.1 as follows so as not to delete the language relating to jobs/housing balance:

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.

Page 370 – Modify Policy 10.1.9.2 as follows so as not to delete the language relating to jobs/housing balance:

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.

General Plan Notice

At the Special Meeting of the Board of Supervisors on Thursday, June 17, 2004, for General Plan Hearing #4, the Board determined that testimony and deliberations were complete and the Special Meeting set for **Friday, June 18, 2004, would not be needed.** The next scheduled meeting for the General Plan will be Monday, July 19, 2004, at 9:00 a.m.

Cynthia C. Johnson, Deputy Clerk II
Board of Supervisors

Dtd 06/18/04

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**

Thursday, June 17, 2004 - 8:00 A.M.

BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
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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
Cindy Keck

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 taken.

**Attachment 3: Requested Correspondence
from the Fire Safe Council**



El Dorado County Fire Safe Council

P.O. Box 1237

Pollock Pines, CA 95726

Phone/Fax: (530) 647-1098

Website: edcfiresafe.org Email: EDCFiresafe@comcast.net

Public and Private Partners Working Together to Protect People, Homes, and Natural Resources

May 27, 2004

Heidi Tschudin, Project Manager
El Dorado County General Plan
330 Fair Lane
Placerville, CA 95667

Dear Ms. Tschudin,

The El Dorado County Fire Safe Council would like to thank you and the Board of Supervisors for the opportunity to offer suggestions during these final stages of the General Plan development. Our Board of Directors met on May 26, 2004 to do this review. Gene Murphy and Dick Harrell, both Registered Professional Foresters (RPFs), are members of the Council's Board of Directors and Doug Leisz, RPF, also participated in this review. These gentlemen collectively have prepared over one hundred Fire Safe Plans for El Dorado County. They, along with other Board members, reviewed the 20 pages of the document you provided, the Board of Supervisors' interim actions on "2004 General Plan" dated May 17th, 2004. Attached to this letter is a memorandum containing our recommendations for changes and additions.

We have made every effort to use the most current versions of the Board's modifications to the proposed plan for our review. However, considering the many changes made to the plan during the past two months, we would respectfully request that the Fire Safe Council be provided with a copy of the final draft document in its entirety for our review prior to the scheduled presentation to the Board on June 17, 2004.

We very much appreciate your consideration of our recommendations. Together we can make this the best plan possible. If you have any questions, please contact me by email at vyorty@comcast.net or phone at (530) 647-1098.

Sincerely,

Vicki D. Yorty
Executive Coordinator
Attachment

Copy to: El Dorado County Board of Supervisors
El Dorado County Planning Department
California Department of Forestry and Fire Protection
El Dorado County Fire Chief's Association
El Dorado County Fire Prevention Officer's Association

MEMORANDUM FOR THE RECORD

May 27, 2004

From: El Dorado County Fire Safe Council

To: Heidi Tschudin, Project Manager

Subject: Additional Fire Safe Recommendations to the General Plan

Reference Document: **Board of Supervisors Interim Actions on “2004 General Plan (as of close of continued Hearing #3, May 17, 2004)”**

The following recommendations to the “2004 General Plan” hearing #3 were unanimously approved by the El Dorado County Fire Safe Council Board of Directors on May 26, 2004. The Boards comments are indicated by the blue print.

Reference Document Page 1—Page 12, Policy 2.1.1.7 Draft Plan:

- ... Accordingly, development in Community Regions may be limited in some cases until such time as adequate infrastructure becomes available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

New Land Use Policy: Areas designated for open space including but not limited to plant preserves, biological corridors on other purposes must have an approved wildland Fire Safe Plan

New Land Use Policy: County shall ensure consistency with applicable State Wildland Fire Standards and other relevant State and Federal Fire Safe requirements. (Note: This policy was added by the Planning Commission to their recommended plan alternative.)

Reference Document Page 3—Page 42, Policy 2.2.7.2 Draft Plan:

- 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, fire safety and economic stability. The County Shall...

Reference Document Page 11—Page 246, Policy 5.2.1.9 Draft Plan:

- water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20 year projection will meet the highest projected demand associated with the approval, in addition to existing and planned future uses within the area served by the water supplier, including but not limited to fire protection, agricultural and industrial uses.

Reference Document Page 13—Page 267, Policy 6.2.2.2 Draft Plan:

- 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 the wildland fire hazards as identified in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Reference Document Page 14—Page 290, Policy 7.1.2.1 Draft Plan:

- Development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access or measures identified by an approved Fire Safe Plan. The County may consider and allow development or disturbances on slopes 30 percent and greater when:

Reference Document Page 16—Page 303, Policy 7.4.2.7 Draft Plan:

- 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, fire, and forestry representatives, who will consult...

Reference Document Page 16—Page 306, Policy 7.4.2.9 Draft Plan:

-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 the agricultural practices do not interfere with the purposes of the IBC overlay. Wildland Fire Safe measures are exempt from this policy, except that Fire Safe measures will be designed in so far as possible to be consistent with the objectives of the Important Biological Corridor.

Reference Document Page 16—Page 307, Policy 7.4.4.4 Draft Plan:

- For all new development projects (not including agricultural cultivation and Fire Safe measures which are exempt from this policy).....

Attachment 2: Land Use Diagram Errata

The following errata were discovered during the process of developing the 2004 General Plan Land Use Diagram from the Revised Draft 1996 General Plan Alternative Land Use Diagram (January 2004).

APN	Parcel Size (acres)*	Error
04618032	21.46	A portion of this parcel was incorrectly mapped as being inside the Mt. Aukum Rural Center, that portion also incorrectly shown as Commercial. Change to show the entire parcel (1) outside of the rural center and (2) as AL.
04618034	29.57	Adjacent to and same situation as 04618032.
04618035	12.39	This Commercially-designated parcel was incorrectly mapped as being outside the Mt. Aukum Rural Center. Change to show entire parcel inside the rural center.
04618036	0.68	Adjacent to and same situation as 04618035.
07028055	42.72	Part of the Pine Hill Preserve (publicly owned). Change from MDR to OS-EP.
07028056	50.68	Same situation as 07028055.
08301001	116.02	Part of the Pine Hill Preserve (publicly owned). Change from HDR/C/MFR/PF to OS-EP.
08302011	28.07	Part of the Pine Hill Preserve (publicly owned). Change from HDR to OS-EP.
08302018	18.56	Same situation as 08302011.
08302028	49.14	Same situation as 08302011.
08302030	79.02	Part of the Pine Hill Preserve (publicly owned). Change from HDR/MFR/PF to OS-EP.
08302031	72.89	Same situation as 08302011.
08713207	0.41	Incorrectly designated as PF (confused with fire station). Change to C.
08713223	1.62	Portion should be designated PF (fire station). Remainder stays HDR.
10501003	0.87	Change from TR to OS. Smaller parcel that was missed; part of (surrounded by) larger BLM holdings on South Fork American River (all also OS).
11501027	20.94	Change from LDR to PF. Developed school site.
11501034	4.76	Same situation as 11501027.
11501036	20.55	Same situation as 11501027.
11537010	22.68	Same situation as 11501027.
(numerous)	721.0	Carson Creek Specific Plan area: change all from LDR to AP.
(numerous)	982.0	Promontory Specific Plan area: change from LDR and OS to AP.
* GIS-derived acreage, which may be slightly different from "official" acreage on file with the El Dorado County Assessor's Office.		

Attachment 1: Land Use Table for 2004 General Plan

2004 General Plan Land Use Designations (in acres)	
Multifamily Residential (MFR)	1,317
High-Density Residential (HDR)	11,917
Medium-Density Residential (MDR)	29,941
Low-Density Residential (LDR)	75,775
Subtotal: Residential	118,950 (10.7%)
Commercial (C)	3,241
Research & Development (R&D)	814
Industrial (I)	2,316
Subtotal: Commercial & Industrial	6,371 (0.6%)
Rural Residential (RR)	129,095
Agricultural Lands (AL)	58,846
Natural Resource (NR)	637,071
Tourist Recreational (TR)	2,390
Open Space (OS)	35,489
Subtotal: Rural, Open Space, & Resource	862,891 (77.7%)
Public Facilities (PF)	2,157
Adopted Plan (AP)	119,734
Subtotal: Other ²	121,891 (11.0%)
TOTAL ¹	1,110,103

Note: This table corresponds to Table 2-3 in Volume 1 (page 3-27) of the DEIR (May 2003) as modified by the Response to Comments (January 2004) document.

¹ Excludes Lake Tahoe and Folsom Reservoir.

² Reflects designation of Tahoe Basin as AP.

Source: El Dorado County Planning Department, June 2004.

STAFF REPORT #3 EL DORADO COUNTY GENERAL PLAN ADOPTION HEARINGS

OVERVIEW

The Board of Supervisors has conducted three¹ of six planned hearings to consider certification of the General Plan Environmental Impact Report (EIR) and adoption of the General Plan. The remaining planned hearing dates are as follows:

- BOS Hearing #4 – June 17 (Thursday) 9:00am to 4:00pm and 6:00pm to 9:00pm
- BOS Hearing #5 – June 18 (Friday) 9:00am to 4:00pm (if needed)
- BOS Hearing #6 – July 19 (Monday) 9:00am to 4:00pm

Agendas for the scheduled Board hearing dates have been previously distributed and are available on the County's General Plan website at www.co.el-dorado.ca.us/generalplan, as is virtually all of the General Plan documentation. This documentation is also available in hard copy and/or on CD from the Planning Department public counter at 2850 Fairlane Court in Placerville at the County Government Center (Building C).

Two prior staff reports have been prepared for the deliberations on the General Plan:

- Staff Report #1 summarizes the information produced up to the hearings before the Planning Commission in March 2004. It contains a great deal of important summary information, including a description of the alternative General Plans and policies under consideration by the Board.
- Staff Report #2 summarizes the actions of the Planning Commission and other relevant information for the Board's first hearing.

After each hearing interim reports were made available summarizing the direction of the Board. These are all posted on the General Plan website.

This staff report (Staff Report #3) summarizes the preliminary direction from the Board to date and presents several follow-up actions recommended by staff in order to best position the County for final General Plan adoption on July 19, 2004.

ACTIONS TO ADOPT A GENERAL PLAN

The Board will be asked to pass an "intent" motion by the close of the fifth Board hearing (June 18, 2004). The staff will subsequently finalize the approval package for the Board's final action at the sixth hearing (July 19, 2004). A majority vote of the Board (three members) is required to adopt the General Plan (Government Code Sections 36936 and 65356).

Following adoption of a General Plan, County Counsel will immediately commence with preparation of the "return" to be filed with the Superior Court seeking to have the Writ of Mandate removed. Planning Department staff will immediately seek to secure certification of the Housing Element by the State. At the Board's direction, the County Administrator and other relevant department heads have already begun the process of developing a strategy for General Plan implementation.

¹ The third hearing was continued to a subsequent day (May 17, 2004), so there have actually been four days of hearings before the Board thus far.

PRELIMINARY DIRECTION OF THE BOARD OF SUPERVISORS

Provided below is a summary of the key elements of the preliminary direction given by the Board of Supervisors regarding the new 2004 General Plan for El Dorado County. A more detailed list of their interim actions is provided in Attachment 1, which is also available on the County's General Plan website. A full text and map version of the "2004 General Plan" is now also available from the Planning Department.

Base Alternative

The Board chose the "Annotated" 1996 General Plan Alternative as their base. The annotated plan includes the 1996 General Plan Alternative as proposed², plus all mitigation measures identified in the EIR and any relevant errata.

Land Use Element (LUE)

The Board: 1) moved Georgetown from a "Community Region" to a "Rural Center"; 2) added a new land use designation of Agricultural Lands (AL) and made corresponding changes to the land use diagram; 3) clarified how Floor Area Ratio (FAR) is defined, and how it is applied to the El Dorado Hills Business Park; 4) made clarifications regarding scenic resources; 5) choose the mitigation option that adds a requirement for verification of General Plan consistency at the building permit stage, but keeps the building permits ministerial; 6) added a new subsection addressing the Lake Tahoe Basin and accepting in-place regional land use controls for the area rather than enforcement of separate County land use controls.

Please note Attachment 1 provides a new land use table to accompany the Board's 2004 General Plan. The 2004 General Plan includes a revised Land Use Diagram that corresponds to the land use table. Attachment 2 identifies errata included in the revised Land Use Diagram.

Transportation and Circulation Element (TCE)

The Board: 1) directed that the TCE from the Planning Commission's Recommended Alternative be used; 2) established a maximum cap of employees for the El Dorado Hills Business Park; 3) conditioned all new parcels to pay updated traffic fees; and 4) added a policy making the widening of Highway 50 a County priority.

Housing Element (HE)

The Board: 1) accepted the modifications recommended by the Planning Commission; 2) modified language that would have mandated a countywide affordable housing requirement; and 3) added a requirement to establish an affordable housing task force.

² The 1996 General Plan Alternative (April 2003) is identical to the General Plan adopted by the Board in 1996 with the following exceptions: 1) General Plan Amendments adopted prior to the writ were included; 2) the horizon year was extended from 2010 to 2025; 3) the Housing Element was updated; and 4) corrections to errata were made. The Annotated 1996 General Plan Alternative (March 2004) includes all mitigation measures identified in the EIR plus any relevant errata. Whereas text clarifications and policy rewrites were included in the other alternatives where appropriate in both the April 2003 original versions and the March 2004 annotated versions, such clarifications and modifications were not made to the 1996 General Plan Alternative pursuant to Board direction to keep that alternative as close as possible in content to the original adopted 1996 Plan as amended through 1999.

Public Services and Utilities Element (PSUE)

The Board: 1) clarified water supply assessment requirements for all projects; and 2) clarified requirements for a countywide septic system monitoring program.

Public Health, Safety, and Noise Element (PHSNE)

The Board: 1) clarified development restrictions in high and very high fire hazard areas; 2) clarified disclosure requirements for naturally occurring asbestos; and 3) rejected a proposed wood heater/stove replacement and retrofit program at re-sale.

Conservation and Open Space Element (COSE)

The Board: 1) increased maximum slope threshold on which development can occur from 25 to 30 percent; 2) defined agricultural uses as exempt from the slope thresholds when best management practices are employed; 3) increased the maximum threshold for which agricultural grading activities require a permit from one acre to twenty acres; 3) established a new "agricultural permit" through the Agricultural Commissioner's Office for agricultural grading; 4) defined agricultural practices that do not change the natural contour of the land and that use best management practices as exempt from the new agricultural permit; 5) defined agricultural uses that employ best management practices as exempt from riparian and wetland buffer and setback requirements; 6) defined agricultural uses that employ best management practices as exempt from mandatory clustering of development and protection of non-disturbed natural areas; 7) defined agricultural uses as having "priority" over restrictions of the IBC overlay in areas under the A overlay or AL designation; 8) clarified that agricultural uses are exempt from the tree canopy cover requirements; 9) defined exemptions to the oak tree removal permit process as including Land under Williamson Act, all designated agricultural land, actions pursuant to a Fire Safe plan, and personal wood cutting on own property; and 10) deleted a policy requiring that conversion of more than one acre of important habitat to agriculture be subjected to specified conservation fund fees.

Agriculture and Forestry Element (AFE)

The Board clarified that agricultural promotional uses must be secondary and subordinate to the primary agricultural use and cannot detract or diminish from the primary agricultural use.

Parks and Recreation Element (PRE)

The Board made no major changes in this element.

Economic Development Element (EDE)

The Board eliminated the link between housing type and wages/employment.

Tahoe Basin Element (TBE)

The Board eliminated this Element and added a new subsection to the Land Use Element addressing the Lake Tahoe Basin and accepting in-place regional land use controls for the area.

ADDITIONAL CHANGES RECOMMENDED BY STAFF

The staff recommends that the Board make the additional modifications discussed below. These changes are based on staff review of the plan in the context of the policy direction provided by the Board. These changes do not respond to comments filed with the County following the Board's last hearing. These comments have been forwarded to the Board and will be considered during the hearings on June 17 and 18.

Page 1 – Errata. Delete section entitled “Background” including three paragraphs of text within that section. This text is no longer relevant.

Page 6 – Modify first two complete sentences at top of page as shown below. This text is in conflict with Measure Y policies.

In light of these considerations, the Plan has been designed to minimize any increases in the size of roadways while still meeting the Level of Service and concurrency policies included in the Transportation and Circulation Element. ~~allows for traffic congestion during limited time periods. Such congestion is a reasonable price to pay for the economic benefits of development and the maintenance of the County's rural atmosphere.~~

Page 8 – Delete item 13. This item is no longer relevant.

Page 8 – In order to clarify the status of the Implementation Measures of the General Plan, add the following text before the section entitled “Using The Plan”:

IMPLEMENTATION MEASURES

This General Plan relies upon measures identified in each Element that implement the policies. These implementation measures identified throughout this Plan carry the same weight as policies in terms of guidance for County decision-making. Modification of the text of these measures would require amendment of the General Plan. “Responsibility” assignments and “time frames” for each implementation measure are advisory only. Modifications to responsibility assignments and/or timeframes do not require amendment of the General Plan.

Page 12 – To be consistent with other Board direction, modify Policy 2.1.1.1 to remove references to Tahoe Community Regions.

Page 12 – Delete Policy 2.1.1.5 in its entirety. This text is in conflict with Measure Y policies.

Page 12 – Revise new Policy 2.1.1.7 as shown below. This is a clean-up item to ensure consistency with other policies. This also incorporates one of the recommendations of the Fire Safe Council provided in response to the Board's direction to staff to work with the Fire Safe Council to include references to Fire Safe plans where relevant to specific policies.

Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Facilities Utilities Elements. Accordingly, development in Community Regions and elsewhere will may be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

Page 13 – Delete Policy 2.1.2.7 in its entirety. This text is in conflict with Measure Y policies.

Page 14 – Delete Policy 2.1.3.2 in its entirety. This text is in conflict with Measure Y policies.

Page 17 – Clarify the new Agricultural Lands designation description as follows:

Agricultural Lands (AL): This designation is appropriate for lands described in new recommended Policy 8.1.1.8. ~~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.

Page 18 – Modify definition of Industrial as shown below. This would undo one aspect of the Board's prior direction. The concern is that this change would modify the base alternative (as analyzed in the EIR) in a manner that could result in greater impacts.

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.

Page 19 – Consistent with the Board's direction regarding the Tahoe Basin, modify "Adopted Plan" text to add the following:

The adopted plan for the Tahoe Basin is the Regional Plan for the Tahoe Basin and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Community Plan adopted by El Dorado County and TRPA.

Page 20 – Make the following change to the Board's prior action: 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". This is a clean-up item to clarify the language.

Page 27 – Reject modifications to Policy 2.2.2.7 proposed in the EIR and add alternative mitigation language from Mitigation Measure 5.9-5(a). This returns the policy to its original (base) form thereby rejecting one mitigation solution identified in the EIR and adds alternative mitigation from the EIR that the General Plan team inadvertently failed to bring forward to the Board's attention.

The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations:

- *Natural Resource (NR)*
- *Open Space (OS)*
- *Industrial (I)*
- *Commercial (C)*
- *Public Facilities (PF)*
- *Rural Residential (RR)*
- *Low-Density Residential (LDR)*

If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2.

Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market

region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

The County shall place an amendment to Measure A on the ballot to allow new strip or open-pit mining operations to be located within 10,000 feet of Public Facility and residential land uses.

Page 37 – Pursuant to the recommendations of the Fire Safe Council, modify new Policy 2.2.7.2 as follows:

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, fire safety and economic stability. The County shall....

Page 39 – Modify Policy 2.3.2.1 to be consistent with changes to Policy 7.1.2.1:

Disturbance of slopes ~~forty (40)~~ thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

Page 50 – Revise the time frame for Measure LU-E as shown below. This makes the time frame consistent with the time frames in the TCE.

Revise Review manual within ~~two~~ one years of General Plan adoption. ~~Complete needed revisions within three years of General Plan adoption.~~

Page 52 – Modify Measure LU-J to be consistent with other actions taken by the Board:

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I above) Pursuant to the California Department of Transportation procedures, prepare documentation in support of having that ~~those~~ segments of State Route 49 within El Dorado County identified as a State Scenic Highway.

Page 53 – Modify new Measure LU-N as shown below to clarify the types of requests to which these procedures would apply.

Develop procedures to be used by applicants to substantiate ~~a request for exemption from policies due to economic viability~~ requests pursuant to Policy 2.9.1.6.

Page 53 – Consistent with the Board's direction regarding the Tahoe Basin, add new Measure LU-O as follows:

MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulation in the Tahoe Basin:

- *Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area;*
- *Identification of additional affordable housing opportunities;*
- *Modification of the County's Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and*
- *Implementation of actions recommended in TRPA's periodic threshold evaluation reports.*

[Goal 2.10] [Original language changed by Mitigation Measure 5.14-1]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan adoption. Modification of the County Zoning Code within one year of General Plan adoption.</u>

After Page 54 – Consistent with the Board's direction regarding the Tahoe Basin, modify the Land Use Diagram to place the Adopted Plan designation on the Tahoe Basin. The land use diagram included with the review draft accompanying this report identifies the Tahoe Basin as "Tahoe Regional Plan"; this will be changed to "Adopted Plan" on the next iteration of the land use diagram.

Page 56 – Modify section entitled "Relationship To Other Elements" as shown below. This is a clean-up item to be consistent with other changes and the format of the proposed 2004 General Plan.

RELATIONSHIP TO OTHER ELEMENTS

The Transportation and Circulation Element has been correlated with the Land Use Element as required by Government Code Section 65302(b). Related policies can also be found in the Parks and Recreation Element (~~bikeways and trails~~); Conservation and Open Space Element (~~scenic highways~~); Health, Safety, and Noise Element (~~noise and air quality~~); and Public Services and Utilities Element (~~concurrency~~).

Page 75 – Modify Policy TC-Xf as shown below. This clarification is needed because the County does not issue certificates of occupancy for residential structures.

Prior to ~~issuance of any certificate of~~ occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following: (1) construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.

Page 77 – To confirm the County's commitment regarding mobility for special populations, add new Policy TC-2f as follows:

The County shall work with the El Dorado Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops.

Page 81 – Consistent with the Board's prior direction, revise time frame for Measure TC-B as follows:

Within six months of the adoption of the General Plan ~~First full fiscal year following General Plan adoption.~~

Page 87 – To make this policy consistent with the Board's direction on the housing policies, modify Option 2 of New Measure TC-2 (now shown as Measure TC-V) as follows:

The County shall implement a 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-Xa-e with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit traffic by achieving a balance between types of housing and types of jobs. 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.

Page 87 – Consistent with the Board's direction on other relevant policies, revise the last sentence of New Measure TC-2 (now shown as Measure TC-V), Option 3 as follows:

Consider modification of the ~~Modify~~ Circulation Map to include the identified right-of-way.

Page 88 – Consistent with the Board's direction on other relevant policies, revise the time frame for New Measure TC-2 (now shown as Measure TC-V), Option 3 as follows:

Option 3: Identify potential rights-of-way within one year of General Plan adoption. Update Circulation Map, if appropriate, within two years of General Plan adoption.

Page 240 – Consistent with the Board's modifications in the TCE, modify Table 5-1 entry for "County and State road circulation system" under "Rural Center and Rural Region" from "E" to "D".

Page 242 – Pursuant to the recommendations of the Fire Safe Council, modify Policy 5.2.1.9 as follows:

In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must find that by the time the first grading or building permit is issued in connection with the approval (a) the surface water supply from existing water supply facilities will be adequate to meet the highest projected demand that could be permitted by the approval on the lands in question and (b) sufficient infrastructure will be in place to deliver adequate water supplies to the project or the applicant will have received a water meter. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet the highest projected demand associated with the approval, in addition to existing and planned future uses within the area served by the water supplier, including but not limited to fire protection, agricultural, and industrial uses.

Page 244 – Errata. Correct Policy 5.2.3.4 as follows:

All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic uses, or other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that groundwater ~~demand~~ supply for the project in question is adequate to meet the highest demand of the proposed development.

Page 245 – Consistent with the Board's action in the LUE, modify Policy 5.3.1.1 to delete the reference to Georgetown as a Community Region.

Page 247 – Delete proposed new Policy 5.3.2.5 and move it to replace Policy 5.3.1.3 (on Page 245) which would otherwise be redundant.

~~Private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants may be considered an acceptable alternative to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily~~

~~residential in Rural Centers. 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.~~

Page 261 – Errata. Modify the second paragraph as follows:

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). ~~Because they are too large to include within this bound volume, the~~ The noise contour maps required by that statute are found in Appendix C. ~~the office of the El Dorado County Planning Department, where they can be reviewed upon request.~~ Additionally, this element satisfies the State mandated requirements for the both safety and seismic general plan elements.

Page 263 – Pursuant to the recommendations of the Fire Safe Council, modify Policy 6.2.2.2 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~~ demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Page 264 – Add new Policy 6.2.3.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the requirement and better track the format of similar policies.

All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.

Page 276 – Errata. Modify Policy 6.7.4.5 as follows:

~~Specific plans submitted for the development of lands designated Planned Communities (PC) on the General Plan land use map to the County shall provide for the implementation of all policies contained under Objective 6.7.4 herein.~~

Page 289 – Modify percentages in last paragraph of Policy 7.1.2.1 from 25 percent to 30 percent to be consistent with other edits.

Page 289 – Modify second bullet of Policy 7.1.2.1 (which begins on Page 288) as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to fit the structure of the policy.

- *The location is necessary for the protection of the public health, safety, and welfare (including Fire Safe requirements) and there is no feasible alternative, as determined by a California-registered civil engineer, or engineering geologist, local fire district, or State fire official.*

Page 290 – Modify Policy 7.1.2.7 as shown below. This would undo one aspect of the Board's prior direction, however, the staff believes it is consistent with the Board's other direction regarding agriculture. This would clarify that any agricultural grading activities encompassing more than one acre must secure a grading permit, unless appropriate BMPs are incorporated.

The County shall require agricultural grading activities that convert ~~twenty (20) acres~~ one acre or more of undisturbed vegetation to agricultural cropland to obtain an agricultural permit through the Agricultural Commissioner's office which may require approval of the Agricultural

Commission. All erosion control measures included in the 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.

Page 291 – Add the following reference to the end of Policy 7.2.1.1 (which begins on Page 290). This will update the text to reflect the latest DOC report.

6. Busch, Lawrence L. 2001. Mineral Land Classification of El Dorado County, California. Open File Report 2000-03. Prepared for the California Department of Conservation.

Page 291 – Reject modifications to Policy 7.2.2.2 proposed in the EIR and add alternative mitigation language from Mitigation Measure 5.9-5a. This returns the policy to its original (base) form thereby rejecting one mitigation solution identified in the EIR and adds alternative mitigation from the EIR that the General Plan team inadvertently failed to bring forward to the Board's attention.

The General Plan designations, as shown on the General Plan land use maps, which are considered potentially compatible with surface mining shall include:

- *Natural Resource (NR)*
- *Open Space (OS)*
- *Industrial (I)*
- *Public Facilities (PF)*
- *Rural Residential (RR)*
- *Commercial (C)*
- *Low-Density Residential (LDR)*

All other General Plan designations are determined to be incompatible for surface mining.

The County shall place a proposed amendment to Measure A (County Code Section 17.14.095) on the ballot to allow new strip or open-pit mining operations to be located within 10,000 feet of Public Facility and residential land uses.

Page 294 – Delete Policy 7.2.3.14 in its entirety in order to be consistent with recommended changes to Policies 2.2.2.7 and 7.2.2.2, and Mitigation Measure 5.9-5a.

Page 300 – Modify Policy 7.4.2.2 as shown below. This would clarify the relationship between this policy, Policy 7.1.2.7 and Objective 8.1.5, all dealing with linked issues.

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 designated lands are exempt from ~~mandatory clustering or non-~~ the restrictions placed on 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.~~ when not subject to Policy 7.1.2.7.

Page 301 – Pursuant to the recommendations of the Fire Safe Council, 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, fire protection, and forestry representatives, who will consult...

Page 304 – Modify Policy 7.4.2.9 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the exception.

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 the agricultural practices do not interfere with the purposes of the IBC overlay. Wildland Fire Safe measures to protect existing structures are exempt from this policy, except that Fire Safe measures will be designed in so far as possible to be consistent with the objectives of the Important Biological Corridor. ...

Page 305 – Modify Policy 7.4.4.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the scope of the exception.

For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are is exempt from this policy) that would result in soil disturbance on parcels that have at least 10 percent total tree canopy cover by woodland habitats ...

Page 315 – Add new Policy 7.6.1.4 as shown below. This incorporates a recommendation of the Fire Safe Council, however the staff is proposing modified language to clarify the trigger point for application of the policy.

The creation of new open space areas, including ecological preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.

Page 316 – Modify measure CO-D to be consistent with Policy 7.1.2.7 as follows:

~~Amend the Grading Ordinance to incorporate the provisions of Policy 7.1.2.7.~~ Develop an Agricultural Permit program that includes standards for agricultural operations comparable to those in the Grading Ordinance and considers other issues important to the protection of agricultural lands.

Page 316 – Replace Measure CO-F in its entirety with the following in order to be consistent with recommended changes to Policies 2.2.2.7 and 7.2.2.2, and Mitigation Measure 5.9-5a:

Present a proposal to the voters that would amend Section 17.14.095 of the County Code (Measure A) such that new strip or open pit mining would be allowed within 10,000 feet of lands with existing residential or Public Facilities uses. [Mitigation Measure 5.9-5(a)].

<u>Responsibility:</u>	<u>Planning Department and County Counsel</u>
<u>Time Frame:</u>	<u>Within one year of General Plan adoption.</u>

Page 321 – To be consistent with the format of other Measures, add the following to new Measure CO-U:

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Refer to Measures CO-L and CO-M as applicable.</u>

Page 326 – Add new Policy 8.1.1.8 to address the new Agricultural Lands land use designation.

Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:

A. Are currently under a Williamson Act or Farmland Security Zone Contract;

B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or

C. Are under cultivation for commercial crop production or are identified as grazing land;

And one of the following:

1. Are located in the county's Rural Region; or

2. The County Department of Agriculture has determined that the land is well suited for agricultural production.

Page 339 – Add new Measure AF-K as shown below. This measure implements a program for adoption of the agricultural BMPs incorporated by the Board into policies in the COSE and AFE. In coordination with the County Agricultural Commissioner and the Farm Bureau, the General Plan team has reviewed agricultural BMP's developed by the U.S. Department of Agriculture Natural Resources Conservation Service and the University of California Cooperative Extension (submitted by Dr. Bill Frost, May 6, 2004 and available through the Agricultural Commissioner) that address erosion and sedimentation, and determined that they would be very effective in implementing the various policies of the General Plan.

General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2 provide that their requirements do not apply to agricultural operations if those operations are conducted in accordance with Best Management Practices adopted by the Board of Supervisors. Accordingly, in consultation with the Agricultural Commission and the El Dorado County Agricultural Extension, the County shall develop Agricultural Best Management Practices for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. The Best Management Practices shall provide a level of resource protection comparable to that of the referenced policies.

Responsibility: Department of Agriculture

Time Frame: Within one year of General Plan adoption.

Page 346 – To be consistent with time frames in other relevant policies, revise first sentence of Policy 9.1.2.9 as follows:

The County shall update the Bikeway Master Plan and include the bikeways system on the Trails Master Plan Map within ~~two~~ one years of General Plan adoption. ...

Page 352 – To be consistent with time frames in other relevant policies and to clarify this measure, revise the time frame in Measure PR-C as follows:

Adopt the updated Bikeway Master Plan within two years of General Plan adoption. Update the Hiking and Equestrian Trails Master Plan both plans within three years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.

CHANGES RECOMMENDED BY FIRE SAFE COUNCIL

At the Board's direction the General Plan team coordinated with the Fire Safe Council to seek their review of the proposed 2004 General Plan. Attachment 3 provides their comments. The General Plan team advises that all of the Council's recommendations be incorporated into the 2004 General Plan. As such, the staff recommended additional changes identified above incorporate the Fire Safe Council's suggestions, though some have been modified as indicated to better fit within the structure of the Plan.

ATTACHMENTS

1. Land Use Table for 2004 General Plan
2. Land Use Diagram Errata
3. Requested Correspondence from Fire Safe Council

The Proposed 2004 General Plan (including the modified Land Use Diagram) is not attached but will be referenced during the hearings and is available on the General Plan website at www.co.el-dorado.ca.us/generalplan. This documentation is also available in hard copy and/or on CD from the Planning Department public counter at 2850 Fairlane Court in Placerville at the County Government Center (Building C).

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**

Thursday, June 17, 2004 - 9:00 A.M.
GENERAL PLAN HEARING #4
BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A
Placerville, CA 95667
530 621-5390
FAX 622 3645
co.el-dorado.ca.us/bos

RUSTY DUPRAY
First District
Chairman

HELEN K. BAUMANN
Second District

JACK R. SWEENEY
Third District

CHARLIE PAINE
Fourth District
First Vice Chairman

DAVID A. SOLARO
Fifth District
Second Vice Chairman

Clerk of the Board
Cindy Keck

Chief Administrative Officer
Laura S. Gill

County Counsel
Louis B. Green

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE

General Plan Hearing #4 - The Board of Supervisors will conduct the fourth hearing on certification of the General Plan EIR and adoption of a General Plan. It is anticipated that the Board of Supervisors will allow for public testimony on, and further deliberate, the preliminary direction given at the last hearing. At this hearing or the next (if needed), it is anticipated that the Board will pass an "intent" motion to certify the General Plan EIR and adopt a General Plan, subject to preparation by staff of a final adoption package including appropriate resolutions and findings of fact. The Board may act to eliminate the reserved June 18, 2004 hearing date if it is determined not to be necessary.

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

8:00 a.m. CLOSED SESSION
 Refer to Exhibit "D" attached.

OPEN SESSION

- 9:00 a.m. 1. GENERAL PLAN AND EIR
- a. Welcome by Chair **(All Supervisors Present)**
 - Review of format and organization
 - Review of ground rule
 - b. Staff report on direction of Board at May 12th hearing
 - Review of Board action
 - Review of staff analysis
- Refer to Exhibit "C AND F" attached for interim actions.**
- c. Public and Board testimony and deliberations
Refer to "Log of Speakers," Exhibit "A" attached.
- 12:00 p.m. LUNCH BREAK
- 1:00 p.m. Resume hearing
- d. Public and Board testimony and deliberations
Refer to "Log of Speakers," Exhibit "B" attached.
- 4:00 p.m. DINNER BREAK
- 6:00 p.m. Reconvened hearing
- e. Board of Supervisors to pass intent motion certifying General Plan EIR and adopting a General Plan (actual time may vary - this item may be taken at any time during the hearing at the discretion of the chair)
BOARD ACTION: Based on deliberate consideration of the various General Plan Alternatives presented to the Board of Supervisors, the Environmental Impact Report on those alternatives, public testimony and all related supporting materials, the El Dorado County Board of Supervisors intends on July 19, 2004 to:
 - 1) Certify the Environmental Impact Report evaluating the General Plan Alternatives as reflecting the independent judgement of the Board and as satisfying the requirements of the California Environmental Quality Act; and
 - 2) Adopt, as the El Dorado County General Plan, the 2004 General Plan June 10, 2004 Interim Review Draft, as modified by the Board on June 17, 2004 including adoption of all findings required by applicable law.

- f. **Adjourned to July 19, 2004 at 9:00 a.m. for final action on the General Plan, refer to Exhibit "E" attached.**

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

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

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