

**EL DORADO COUNTY – NO PROJECT AND 1996 GENERAL PLAN ALTERNATIVES
REVISED SUMMARY OF IMPACTS AND MITIGATION**

Environmental Impact	Level of Significance Before Mitigation		Mitigation Measures	Level of Significance After Mitigation	
	LS	S		LS	SU
5.1 LAND USE					
5.1-1: Inconsistency with Applicable Plans and Policies of Other Agencies	X		No mitigation measures are necessary.	X	
5.1-2: Substantial Alteration or Degradation of Land Use Character in the County or Subareas		X	<p>5.1-2: Create Distinct Community Separators</p> <p>New Policy. The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements:</p> <p><u>Parcel Analysis:</u> Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance, parcels that may be too small to support long-term agricultural shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Centers.</p> <p><u>Parcel Consolidation/Transfer of Development Rights (TDR):</u> A program to allow consolidation of parcels where appropriate shall be established. This shall include a TDR program that encourages transfer of development rights from the parcels to be consolidated to opportunity sites in Community Centers and Rural Regions. The TDR program shall also allow for consideration of increasing the FARs at specific sites in Community Centers, as deemed appropriate.</p>		X
5.1-3: Creation of Substantial Land Use Incompatibility		X	<p>5.1-3(a): Establish a General Plan Conformity Review Process for All Development Projects</p> <p>New Policy: Development involving any structure greater than 120</p>	X	

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			<p>square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this finding shall be made by the Planning Director subject to review by the Planning Commission on appeal.</p> <p>New Implementation Measure: Establish a program for the prompt independent review by the County of development applications for General Plan consistency and compliance with applicable County ordinances, policies, and regulations. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project's compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the County shall establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review.</p> <p align="center">– OR –</p> <p>Alternative New Policy: Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this</p>		

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			<p>General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require the approval of the Planning Commission or Board of Supervisors this requirement shall be satisfied by information supplied by the applicant demonstrating compliance.</p> <p>Alternative New Implementation Measure: Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations. Until such time as these standards are developed, the Planning Director shall review information submitted by the applicant to ascertain compliance. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project's compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the Planning Director may establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review.</p> <p>5.1-3(b): Require Development Projects to Be Located and Designed in a Manner That Avoids Adjacent Incompatible Land Uses</p> <p>New Policy: Development projects shall be located and designed in a</p>		

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			<p>manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.</p> <p>New Implementation Measure: Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards designed to ensure appropriate separation of incompatible uses. Include in the Zoning Ordinance a requirement that any project located adjacent to an existing sensitive land use shall be required to avoid impacts on the existing use.</p>		
5.1-4: Need for Replacement Housing	X		No mitigation measures are necessary.	X	
5.2 AGRICULTURE AND FORESTRY					
5.2-1: Potential for Conversion of Important Farmland, Grazing Land, Land Currently in Agricultural Production or for Conflict that Results in Cancellation of a Williamson Act Contract		X	<p>5.2-1(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.2-1(b): Implement Mitigation Measure 5.1-3(b)</p> <p>5.2-1(c): Identify Acceptable Mitigation for Loss of Agricultural Land</p> <p>Revised Policy 8.1.3.4: A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, with opportunity for public comment before adoption, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the California LESA system. For projects found to have a significant impact, mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or 1:1 replacement or conservation for land</p>		X

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			<p>identified as suitable for agricultural production. A monitoring program should be established to be overseen by the Agricultural Department.</p> <p>5.2-1(d): Provide Additional Protection of Agricultural Use</p> <p>Revised Policy 8.1.3.2: Agriculturally incompatible uses adjacent to agricultural zoned lands within designated agricultural districts shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.</p> <p>Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.</p> <p>The County shall impose larger than 200-foot setbacks where needed to protect agricultural resources. Administrative relief to these setbacks may be granted when reasonable use of the property would otherwise be denied.</p> <p>Revised Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:</p> <p>A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and</p> <p>B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and</p>		

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			<p>C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.</p> <p>5.2-1(e): Provide Adequate Agricultural Setbacks</p> <p>New Policy. New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.</p> <p>5.2-1(f): Require Agricultural Fencing on Adjacent Residential Property</p> <p>New Policy: Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.</p>		
5.2-2: Potential for Ranch Marketing, Winery, and Visitor-Serving Activities to Remove Substantial Areas of Agricultural Land from Production		X	<p>5.2-2: Limit Extent of Ranch Marketing Activities, Wineries, and Other Agricultural Promotional Uses within Agricultural Designations and Require Compatibility Review</p> <p>New Policy: Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50% of the parcel, whichever is less.</p> <p>Policy 8.2.4.3: Visitor serving uses may include but are not limited to:</p>	X	

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			recreational fishing, camping, stables, and other similar uses, lodging facilities, and campgrounds.		
5.2-3: Inconsistent Level of Protection for Agricultural Operations based on Location in Identified Agricultural Areas		X	5.2-3: Incorporate Productive and Suitable Agricultural Land into Agricultural Districts New Policy: All agricultural lands in active production or determined by the Agricultural Commission to be suitable for production shall be incorporated into an Agricultural District following suitability review.	X	
5.2-4: Conversion of Timberland, Including Lands Currently in Timber Production and Lands Zoned for Timber Production, to Nonforestry Uses	X		No mitigation measures are necessary.	X	
5.3 VISUAL RESOURCES					
5.3-1: Degradation of the Quality of Scenic Vistas and Scenic Resources		X	5.3-1(a): Implement Mitigation Measure 5.1-3(a) 5.3-1(b): Protect Views from Scenic Corridors Revised Policy 2.6.1.1: A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards that address at a minimum the following: H. Placement of public utility distribution and transmission facilities and wireless communication structures; I. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development;	X	

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			<p>Revised Policy 2.6.1.3: 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 the 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 shall be applicable to such projects until scenic corridors have been established.</p> <p>Revised Policy 2.6.1.6: A Scenic Corridor (-SC) Combining Zone District shall be applied to all lands within an identified scenic corridor. Community participation shall be encouraged in identifying those corridors and developing the regulations.</p> <p>Delete Policies 2.6.1.7 and 5.6.1.3.</p> <p>5.3-1(c): Extend Limitations on Ridgeline Development within Scenic Corridors or Identified Viewing Locations to Include All Development</p> <p>Revised Policy 2.6.1.5: All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.</p> <p>5.3-1(d): Nominate SR 49 for Scenic Highway Designation</p>		

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			New Policy. The County shall nominate SR 49 (segments in El Dorado County) for designation by Caltrans as a State Scenic Highway.		
5.3-2: Degradation of Existing Visual Character or Quality of the Area or Region		X	<p>5.3-2: Design New Streets and Improvements to Minimize Effects on Rural Character to the Extent Possible</p> <p>New Policy: New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.</p> <p>New Implementation Measure: Revise the County Design Improvement Standards Manual to allow for narrower streets and roadways. The standards should recognize the need to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.</p>		X
5.3-3: Creation of New Sources of Substantial Light or Glare that Would Adversely Affect Daytime or Nighttime Views		X	<p>5.3-3(a), Implement Mitigation Measure 5.1-3(a)</p> <p>5.3-3(b): Consider Lighting Design Features to Reduce Effects of Nighttime Lighting</p> <p>Revised Policy 2.8.1.1. Include standards, consistent with prudent safety practices for outdoor lighting to reduce high intensity nighttime lighting and glare in the update of the County Zoning Ordinance. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or</p>	X	

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			motion sensors for lighting features in rural areas to further reduce excess nighttime light.		
5.4 TRAFFIC & CIRCULATION					
5.4-1: Potential Inconsistencies with LOS Policies		X	<p>Implement one of Mitigation Measures 5.4-1(a) through (d).</p> <p>5.4-1(a): Amend the Circulation Diagram to Include a New Arterial Roadway from El Dorado Hills Business Park to U.S. 50</p> <p>New Policy: The County shall amend the circulation diagram to include a new arterial roadway from the west side of the El Dorado Hills Business Park to U.S. 50.</p> <p align="center">– OR –</p> <p>5.4-1(b): Add New Growth Control Implementation Measure</p> <p>New Implementation Measure: 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 3.5.1.1, 3.5.1.6, and 3.5.1.6.2 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 including, but not limited to, the purchase of vacant developable land by the County, 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</p>	X	X

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			<p>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.</p> <p align="center">– OR –</p> <p>5.4-1(c): Modify LOS Policies and Expand List of Roadway Segments Operating at LOS F</p> <p>Revised Policy 3.5.1.1: The County shall adopt a roadway plan consistent with planned land use and shall maintain an operating Level of Service of "E" or better on all roadways, consistent with Objective 3.5.1.</p> <p>Amend Table: The table accompanying Policy 3.5.1.6 listing road segments that are allowed to operate at LOS F shall be amended to include the segments projected to operate at LOS F in 2025 as shown in Table 5.4-6.</p> <p align="center">– OR –</p> <p>5.4-1(d): Amend the Circulation Diagram to Include a Frequent Transit Service on Exclusive Right-of-Way to the El Dorado Hills Business Park</p> <p>New Policy: The County shall modify the circulation diagram to include a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.</p> <p>New Implementation Measure: Identify any right-of-way that may be needed for establishment of a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of</p>	X	X

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		X	<p>Folsom. Modify Circulation Map to include the identified right-of-way.</p> <p align="center">-OR-</p> <p>5.4-1(e): Amend the General Plan Circulation Element in each of the General Plan alternatives to: (1) apply Measure Y policies through 2008; (2) provide for the possible readoption of those policies in 2008; (3) provide alternative level of service and concurrency policies that will take effect in 2009 if the Measure Y policies are not extended; and (4) require a detailed traffic monitoring and development review program to ensure that new development does not lead to traffic levels that violate the applicable level of service standards.</p> <p>New Policy: In the Goals and Policies section (beginning on page 50), delete policies 3.2.1.5, 3.2.2.4, 3.2.2.5, 3.5.1.6.1, and 3.5.1.6.2.</p> <p>New Goal and Policies: Insert the following after Policy 3.5.1.7 (on page 57):</p> <p>LEVELS OF SERVICE AND CONCURRENCY</p> <p>In 1998 El Dorado County voters adopted an initiative measure known as Measure Y, the “Control Traffic Congestion Initiative.” The initiative added several policies to the former General Plan intended to require new development to fully pay its way to prevent traffic congestion from worsening in the County. The initiative provided that the new policies should remain in effect for ten years and that the voters should be given the opportunity to readopt those policies for an additional 10 years. The policies in this section reflect the voters’ intent in adopting Measure Y by (1) applying the Measure Y policies through 2008, (2) providing for the</p>	X	

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			<p>possible readoption of those policies in 2008, and (3) providing alternative policies that will take effect in 2009 if the Measure Y policies are not extended.</p> <p>GOAL 3.X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.</p> <p>Policy 3.X.1.1a: The following policies shall remain in effect until December 31, 2008 unless extended by the voters prior to that time</p> <ol style="list-style-type: none"> 1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. 2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads (shown in the Table in Policy 3.X.1.6) that are allowed to operate at Level of Service F without first getting the voters' approval. 3. Developer-paid traffic impact fees shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. 4. County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if county voters first give their approval. 		

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			<p>5. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.</p> <table border="1"> <thead> <tr> <th colspan="3">Policy 3.X.1.6 TABLE El Dorado County Roads Allowed to Operate at Level of Service F¹</th> </tr> <tr> <th>Road Segment(s)</th> <th></th> <th>Max. V/C²</th> </tr> </thead> <tbody> <tr> <td>Cambridge Road</td> <td>Country Club Drive to Oxford Road</td> <td>1.07</td> </tr> <tr> <td>Cameron Park Drive</td> <td>Robin Lane to Coach Lane</td> <td>1.11</td> </tr> <tr> <td rowspan="2">Missouri Flat Road</td> <td>U.S. Highway 50 to Mother Lode Drive</td> <td>1.12</td> </tr> <tr> <td>Mother Lode Drive to China Garden Road</td> <td>1.20</td> </tr> <tr> <td>Pleasant Valley Road</td> <td>El Dorado Road to State Route 49</td> <td>1.28</td> </tr> <tr> <td rowspan="4">U.S. Highway 50</td> <td>Canal Street to junction of State Route 49 (Spring Street)</td> <td>1.25</td> </tr> <tr> <td>Junction of State Route 49 (Spring Street) to Coloma Street</td> <td>1.59</td> </tr> <tr> <td>Coloma Street to Bedford Avenue</td> <td>1.61</td> </tr> <tr> <td>Bedford Avenue to beginning of freeway</td> <td>1.73</td> </tr> </tbody> </table>	Policy 3.X.1.6 TABLE El Dorado County Roads Allowed to Operate at Level of Service F ¹			Road Segment(s)		Max. V/C ²	Cambridge Road	Country Club Drive to Oxford Road	1.07	Cameron Park Drive	Robin Lane to Coach Lane	1.11	Missouri Flat Road	U.S. Highway 50 to Mother Lode Drive	1.12	Mother Lode Drive to China Garden Road	1.20	Pleasant Valley Road	El Dorado Road to State Route 49	1.28	U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.25	Junction of State Route 49 (Spring Street) to Coloma Street	1.59	Coloma Street to Bedford Avenue	1.61	Bedford Avenue to beginning of freeway	1.73		
Policy 3.X.1.6 TABLE El Dorado County Roads Allowed to Operate at Level of Service F ¹																																		
Road Segment(s)		Max. V/C ²																																
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			Beginning of freeway to Washington overhead	1.16	
			Ice House Road to Echo Lake	1.16	
			State Route 49	Pacific/Sacramento Street to new four-lane section	1.31
				U.S. Highway 50 to State Route 193	1.32
				State Route 193 to county line	1.51
			<p>Notes: ¹Roads improved to their maximum width given right-of-way and physical limitations. ²Volume to Capacity ratio.</p>		

Policy 3.X.1.1b: To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Prepare an annual Capital Improvement Program (CIP) specifying roadway improvements to be completed within the next 10 years to ensure compliance with all applicable level of service and other standards in this plan, identifying improvements expected to be required within the next 20 years, and specifying funding sources sufficient to develop the improvements identified in the 10 year plan;
- B. Annually monitor traffic volumes on the county's major roadway system depicted in the Circulation Diagram; and
- C. Review development proposals to ensure that the development would not generate traffic in excess of that contemplated by the Capital Improvement Program for the next ten years or cause levels of service on any affected roadway segments to fall below the levels specified in this plan.

Policy 3.X.1.1c: The following policies shall take effect upon the expiration of the policies in Policy 3.X.1.1a

- 1. Traffic from residential development projects shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county except as specified in the Table in Policy 3.X.1.1c.
- 2. Additional segments of U.S. Highway 50 and other highways and roads may be added to the Table in Policy 3.X.1.1c only upon approval of a majority of the Board of Supervisors.
- 3. Developer-paid traffic impact fees shall pay for the portion of road capacity improvements, which would not be paid for through other County revenue sources, necessary to offset and mitigate the traffic impacts reasonably attributable to new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.

Policy 3.X.1.1c TABLE No Project Alternative El Dorado County Roads Allowed to Operate at Level of Service F¹		
Road Segment(s)		Max. V/C²
Latrobe Road	Carson Creek to White Rock Road	1.21
	White Rock Road to U.S. Highway 50	1.18
White Rock Road	County Line to Latrobe Road	1.18
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.13
	Bedford Avenue to beginning of freeway	1.04
	Beginning of freeway to Washington overhead	1.07
Notes: ¹ Roads improved to their maximum width given right-of-way and physical limitations. ² Volume to Capacity ratio.		
Policy 3.X.1.1c TABLE 1996 General Plan Alternative El Dorado County Roads Allowed to Operate at Level of Service F¹		
Road Segment(s)		Max. V/C²
Latrobe Road	Carson Creek to White Rock Road	1.30
	White Rock Road to U.S. Highway 50	1.23
Missouri Flat Road	Mother Lode Drive to China Garden Road	1.10
White Rock Road	County Line to Latrobe Road	1.22
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.22

Bedford Avenue to beginning of freeway	1.12	
Beginning of freeway to Washington overhead	1.12	
Ice House Road to Echo Lake	1.03	
<p>Notes:</p> <p>¹Roads improved to their maximum width given right-of-way and physical limitations.</p> <p>²Volume to Capacity ratio.</p>		

Policy 3.X.1.1d: Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table shown in the Table in Policy 3.X.1.6 or, after December 31, 2008, the Table in Policy 3.X.1.1c. The volume to capacity ratio of the roadway segments listed in Tables shown in the Table in Policy 3.X.1.6 and the Table in Policy 3.X.1.1c as applicable shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the *Highway Capacity Manual* (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Policy 3.X.1.1e: For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- a. a 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- b. the addition of 100 or more daily trips, or
- c. the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Policy 3.X.1.1f: Prior to issuance of any building permits for

			<p>development that worsens 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 encumbered 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.</p> <p>Policy 3.X.1.1g: Each development project shall dedicate right-of-way and construct or fund improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. For road improvements that provide significant benefit to other development, the County may allow a project to fund its fair share of improvement costs through traffic impact fees or receive reimbursement from impact fees for construction of improvements beyond the project's fair share. The amount and timing of reimbursements shall be determined by the County.</p>		
5.4-2: Increase in Daily and Peak Hour Traffic		X	5.4-2: Implement Mitigation Measure 5.4-1(a), 5.4-1(b), 5.4-1(c), or 5.4-1(d)		X
5.4-3: Short-term Unacceptable LOS Conditions Related to Generation of New Traffic in Advance of Transportation Improvements		X	<p>5.4 3(a): Modify Concurrency and Tax Revenue Policies and Transportation Financing Implementation Measures</p> <p>Revised Policy 3.2.1.4: Where no improvement or other acceptable mitigation measures are proposed to alleviate project-induced situations within 5 years of the issuance of the use and occupancy permits, land development projects shall be denied.</p> <p>Revised Policy 3.2.2.5: County tax revenues may be used to pay for building road capacity improvements to offset traffic impacts from new development projects.</p> <p>New Implementation Measure: Revise and adopt traffic impact fee program(s) for unincorporated areas of the county and adopt additional</p>		X

			<p>funding mechanisms necessary to ensure that improvements contained in the fee programs are fully funded and capable of being implemented concurrently with new development as defined by Policy 3.2.1.4. The traffic fees should be designed to achieve the adopted level of service standards and preserve the integrity of the circulation system.</p> <p>5.4 3(b): Implement Mitigation Measure 5.1-3(a).</p>		
5.4-4: Insufficient Transit Capacity		X	<p>5.4 4: Develop Funding Mechanism for Park-and-Ride Lots</p> <p>New (Replacement) Policy 3.9.1.3: The County shall develop a funding mechanism that requires new development to pay for additional or expanded park-and-ride lots identified by transit providers in the County or the California Department of Transportation. The County shall also work with transit providers in the County and other agencies to determine the need for additional or expanded park-and-ride lots, identify additional sites for such lots, and to acquire necessary rights-of-way for them.</p>		X
5.5 WATER RESOURCES					
5.5-1: Increased Water Demand and Likelihood of Surface Water Shortages Resulting from Expected Development		X	<p>5.5-1(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.5-1(b): Ensure that Surface Water Supplies are Adequate and Physically Available Before Any New Development Occurs</p> <p>New Policy: Prior to granting any tentative map or building permit approval in an area served by a public water purveyor or an approved private water system, the applicant must provide a Water Supply Assessment that meets the criteria of Water Code section 10910 and County must find, that the surface water supply from existing water supply facilities is adequate and physically available to meet the highest projected demand that could be permitted by the approval on the lands in question. 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, agricultural and industrial uses. A water supply is “physically available” if sufficient infrastructure is in place to deliver adequate water supplies to</p>		X

		<p>the project or will be in place and the applicant has received a water meter by the time the first grading or building permit is issued in connection with the approval.</p> <p>5.5-1(c): Support Development of Water Conservation and Recycling Projects that Can Help Reduce Water Demand and Projected Shortages</p> <p>New Policy: The County shall support water conservation and recycling programs and projects that can reduce future water demand consistent with the policies of this General Plan. The County will develop and implement a water use efficiency program for existing and new residential, commercial/industrial, and agricultural uses. The County will also work with each of the county's water purveyors to develop a list of the types of uses that must utilize reclaimed water if feasible. The feasibility of using reclaimed water will be defined with specific criteria developed with public input and with the assistance of EID, and will be coordinated with their ongoing reclaimed water (also referred to as recycled water) planning and implementation process. The County shall encourage all water purveyors to implement the water conservation-related Best Management Practices already implemented by EID and in compliance with the related criteria established by USBR.</p> <p>New Implementation Measure: (1) Work with all water purveyors to develop and implement a program for application of water conservation Best Management Practices already being implemented by the El Dorado Irrigation District (EID) and in compliance with the related criteria established by the U.S. Bureau of Reclamation (USBR); and</p> <p>(2) Develop and implement a water use efficiency program for application to existing and new municipal residential, commercial/industrial, and agricultural water users for those areas not served by a water purveyor with an existing water use efficiency program. The program shall include identification of the types of programs that must utilize reclaimed water and address the feasibility of such use; and</p> <p>(3) Amend the County Code to include water use efficiency requirements.</p>		
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			<p>which may include:</p> <ul style="list-style-type: none"> • Water-conserving design and equipment in new construction, including single-family residential developments. • Water-conserving landscaping and other conservation measures for new residential development. • Retrofitting existing development with water conserving devices. • Water-conserving agricultural irrigation practices. • Provide information/educational materials regarding water usage and conservation to the public. • Program development will require coordination with water service providers. 		
5.5-2: Potential Environmental Impacts Associated with the Development of New Surface Water Supplies and Related Infrastructure		X	<p>5.5-2: Encourage Mitigation of the Environmental Impacts of Future Water Supply and Infrastructure Projects</p> <p>New Policy: The County will encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project.</p>		X
5.5-3: Increase in Groundwater Demand and Related Impacts		X	<p>5.5-3: Increase the Likelihood that Groundwater Supplies are Conserved and Physically Available to Meet the Needs of Future Development</p> <p>Revised Policy 5.2.3.4: All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any 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 the groundwater demand for the project in question is adequate to meet the highest demand of the proposed development.</p> <p>New Policy: The County shall direct new development to areas where</p>		X

			public water service already exists. In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.		
5.5-4: Increase in Wastewater Flows and Related Infrastructure Impacts		X	5.5-4: Encourage Mitigation of the Environmental Impacts Related to Future Expansion of Wastewater Treatment Capacity New Policy: The County shall encourage EID to design and implement future wastewater treatment capacity expansions in a manner that avoids or minimizes associated environmental impacts to the extent feasible.		X
5.5-5: Increase in Water Pollutants from Construction-Related Activities	X		No mitigation measures are necessary.	X	
5.5-6: Increase in Water Pollutants from New Impervious Surfaces and New Urban and Agricultural Uses	X		No mitigation measures are necessary.	X	
5.5-7: Increase in Surface Water Pollutants from Additional Wastewater Treatment Plant Discharges		X	5.5-7: Encourage Use of Recycled Water in New Development Served by Public Wastewater Systems New Policy: The County shall work with EID to support the continued and expanded use of recycled water, including wet-season use and storage, in new subdivisions served by the Deer Creek and El Dorado Hills Wastewater Treatment Plants. To avoid construction impacts of installing recycled water facilities, the County shall encourage the construction of distribution lines at the same time as other utilities are installed. Facilities to consider are recycled water lines for residential landscaping, parks, schools, and other irrigation needs, and if feasible, wet-irrigation-season storage facilities.		X
5.5-8: Increase in Groundwater Pollutants from Onsite Wastewater Treatment Systems (OWTS) (Septic Systems)		X	5.5-8: Monitor Performance of Septic Systems Annually New Policy: EMD shall conduct an annual monitoring program of all septic systems installed since implementation of Ordinance 4542, Chapter 15.32. The program shall include visual inspection of the port/riser facility on each leach field. If the inspection program detects operational problems, an order shall be issued to the system owner to fix the problem within a reasonable time to protect ground and surface water resources, as determined by the Director of EMD.	X	

5.5-9: Increase in Surface Water Pollutants from Additional Recreational Activities	X		No mitigation measures are necessary.	X	
5.6 Utilities					
5.6-1: Localized Flooding Hazards Caused by Increased Runoff from New Development	X		No mitigation measures are necessary.	X	
5.6-2: Potential for Inadequate Landfill Capacity	X		No mitigation measures are necessary.	X	
5.6-3: Potential Noncompliance with State-Mandated Diversion Rate		X	5.6-3: Adopt a Construction and Demolition Debris Diversion Ordinance New Policy: The County shall adopt a Construction and Demolition Debris Diversion Ordinance requiring that a minimum of 50% of the debris from construction and demolition projects be reused or recycled. The County shall encourage a higher rate of diversion.		X
5.6-4: Potential for Insufficient Facilities/Mechanisms to Dispose of Hazardous Waste	X		No mitigation measures are necessary.	X	
5.6-5: Potential for Land Use Incompatibility and Other Impacts of New and Expanded Solid Waste and Hazardous-Waste Facilities		X	5.6-5(a): Implement Mitigation Measure 5.1-3(b) 5.6-5(b): Implement Mitigation Measure 5.1-3(d)		X
5.6-6: Potential for Land Use Incompatibility and Other Impacts of New and Expanded Energy Supply Infrastructure		X	5.6-6: Implement Mitigation Measure 5.1-3(b)		X
5.6-7: Potential for Impacts Associated with New and Expanded Communications Infrastructure.		X	5.6-7: Implement Mitigation Measure 5.1-3(b)		X
5.7 Public Services					
5.7-1: Potential Land Use Incompatibility Associated with Development and Expansion of Law Enforcement Facilities		X	5.7-1(a): Implement Mitigation Measure 5.1-3(b) 5.7-1(b): Implement Mitigation Measure 5.1-3(d)	X	
5.7-2: Potential Land Use Incompatibility Associated with Development and Expansion of Fire		X	5.7-2(a): Implement Mitigation Measure 5.1-3(b) 5.7-2(b): Implement Mitigation Measure 5.1-3(d)	X	

Protection and Emergency Services and Medical Facilities					
5.7-3: Potential Land Use Incompatibility Associated with Development and Expansion of Public School Facilities		X	5.7-3(a): Implement Mitigation Measure 5.1-3(b) 5.7-3(b): Implement Mitigation Measure 5.1-3(d)		X
5.7-4: Potential Land Use Incompatibility Associated with Development and Expansion of Library Facilities		X	5.7-4(a): Implement Mitigation Measure 5.1-3(b) 5.7-4(b): Implement Mitigation Measure 5.1-3(d)	X	
5.7-5: Deterioration of Existing Park and Recreation Facilities and Need for New Facilities		X	5.7-5: Provide Funding Mechanisms for New Park Development New (Replacement) Policy 9.1.1.8: The County shall prepare, implement, and regularly update a Parks Master Plan and Parks and Recreation Capital Improvement Program to meet current and future park and recreation needs. New (Replacement) Policy 9.2.2.2: New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners' associations or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible. New (Replacement) Policy 9.2.2.5: The County shall establish a countywide development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.	X	

5.7-6: Potential Land Use Incompatibility Associated with Development of Park and Recreation Facilities		X	5.7-6(a): Implement Mitigation Measure 5.1-3(b) 5.7-6(b): Implement Mitigation Measure 5.1-3(d)	X	
5.8 Human Health and Safety					
5.8-1: Increased Risk of Exposure Resulting from Routine Use of Hazardous Materials	X		No mitigation measures are necessary.	X	
5.8-2: Increased Incidents of Illegal Disposal of Household Hazardous Wastes		X	No mitigation measures are available.		X
5.8-3: Increased Risk of Accidental Release of Hazardous Materials		X	5.8-3: Implement Mitigation Measure 5.10-2(b)		X
5.8-4: Increased Risk of Exposure to Hazardous Waste Resulting from New Development on Known, Suspected, and Unknown Contaminated Sites		X	5.8-4: Remediate Contamination Before Construction of New Development on Suspected Contaminated Sites Revised Policy 6.6.1.2: Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other persons experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by State of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.	X	
5.8-5: Risk of Exposure to Flood Hazards Within the 100-Year Floodplain	X		No mitigation measures are necessary.	X	
5.8-6: Risk of Exposure to Flood Hazards Inside Dam Inundation Area		X	5.8-6(a): Prohibit Creation of New Parcels and Development of Existing Parcels that are Entirely within Dam Failure Inundation Areas Revised Policy 6.4.1.4: Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA or dam failure inundation		X

			<p>areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.</p> <p>Revised Policy 6.4.1.5: New parcels which are partially within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County must have sufficient land available outside the FEMA or County designated 100-year floodplain or the dam inundation areas for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain and identified dam failure inundation areas on the subject property.</p>		
5.8-7: Exposure to Electromagnetic Fields Generated by New Electric Energy Facilities at School Locations		X	<p>5.8-7: Encourage Coordination between Utilities and School Districts</p> <p>New Policy. The County shall encourage the coordination between utilities constructing powerlines and school districts to avoid placement of powerlines in close proximity to schools.</p>		X
5.8-8: Exposure to Electromagnetic Fields Generated by Wireless Phone Facilities	X		No mitigation measures are necessary.	X	
5.8-9: Public Exposure to Asbestos		X	<p>5.8-9(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.8-9(b): Strengthen Naturally Occurring Asbestos and Dust Protection Standards</p> <p>New Policy: The County shall require that all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC) have a California- registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation). DOT and the County Air Quality</p>	X	

			<p>Management District shall consider the requirement of posting a “Hazardous Conditions” sign at the work site if the site has been determined to contain harmful levels of asbestos material.</p> <p>New Implementation Measure: Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.</p> <p>5.8-9(c): Provide Disclosure of Naturally Occurring Asbestos on Properties</p> <p>New Policy: The County shall establish a property deed notification 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.</p> <p>New Implementation Measure: The County shall adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Mitigation Measure 5.8-9(c).</p> <p>5.8-9(d): Conduct Annual Reporting Regarding Asbestos</p> <p>New Policy: The County Environmental Management Department (EMD) shall report annually to the Board of Supervisors regarding new information regarding asbestos and design an information outreach program.</p>		
5.8-10: Increased Potential for Fire Incidents and Fire Hazards		X	<p>5.8-10(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.8-10(b): Preclude Development in Areas of High Wildland Fire Hazard</p> <p>New Policy: The County shall preclude development in areas of high and very high wildland fire hazard unless it can be demonstrated that the</p>		X

			hazard can be reduced to a moderate or better level as determined by the local fire protection district and the California Department of Forestry and Fire Protection.		
5.9 GEOLOGY, SOILS, AND MINERAL RESOURCES					
5.9-1: Increased Development in Areas Potentially Subject to Seismic Hazards	X		No mitigation measures are necessary.	X	
5.9-2: Increased Development in Areas Susceptible to Landslide and Avalanche Hazards		X	5.9-2(a): Implement Mitigation Measure 5.1-3(a) 5.9-2(b): Require Geologic Analysis in Areas Prone to Geological or Seismic Hazards New Policy: Applications for development of habitable structures shall be reviewed for potential hazards associated with steep or unstable slopes, areas susceptible to high erosion, and avalanche risk. Geotechnical studies shall be required when development may be subject to geological hazards. If hazards are identified, applicants shall be required to mitigate or avoid identified hazards as a condition of approval. If no mitigation is feasible, the project will not be approved.	X	
5.9-3: Increased Development on Expansive Soils	X		No mitigation measures are necessary.	X	
5.9-4: Additional Development that Could Affect the Rate or Extent of Erosion		X	5.9-4(a): Implement Mitigation Measure 5.1-3(a) 5.9-4(b): Restrict Development or Disturbance on Steep Slopes Revised Policy 7.1.2.1: Development or disturbance shall be prohibited on slopes exceeding 25% unless necessary for access. The County may consider and allow development or disturbance on slopes 25% and greater when: <ul style="list-style-type: none">• Reasonable use of the property would otherwise be denied.• The location is necessary for the protection of the public health, safety, and welfare and there is no feasible alternative, as determined by a California-registered civil engineer or engineering geologist.• The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California-registered civil engineer or an engineering geologist.	X	

			<ul style="list-style-type: none"> Replacement or repair of existing structures would occur in substantially the same footprint. <p>Access corridors on slopes 25% and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 25%. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.</p> <p>5.9-4(c): Apply Erosion Control Measures to Agricultural Grading</p> <p>New Policy: The County shall require agricultural grading activities that convert one acre or more undisturbed vegetation to agricultural cropland to obtain a grading permit. All erosion control measures included in the grading permit would be implemented.</p> <p>New Implementation Measure: The County shall amend the Grading Ordinance to incorporate the provisions of this mitigation measure.</p>		
5.9-5: Reduction in the Accessibility of Mineral Resources		X	<p>5.9-5(a): Restrict Land Use Designations in Areas that May Contain Important Mineral Resources</p> <p>Revised Policy 2.2.2.7: 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. Only the following land use designations shall be appropriate in areas designated MRZ-2xx in the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations:</p> <p>Natural Resource (NR) Open Space (OS) Industrial (I)</p> <p>If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2. Industrial uses shall be limited to those uses compatible with mineral exploration.</p> <p>Revised Policy 7.2.2.2: The General Plan designations, as shown on</p>	X	

			<p>the General Plan land use maps, which are considered potentially compatible with surface mining shall include:</p> <ul style="list-style-type: none"> • Natural Resource (NR) • Open Space (OS) • Industrial (I) <p>All other General Plan designations are determined to be incompatible for surface mining. Industrial uses shall be limited to those compatible with mineral exploration.</p> <p>5.9-5(b): Amend General Plan Land Use Maps to Remove Land Uses Incompatible with Mineral Resource Overlay Areas</p>		
5.9-6: Issues of Land Use Compatibility with Mining Operations		X	<p>5.9-6(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.9-6(b): Establish Buffers between New Development and Mining Operations</p> <p>New Policy: The County shall require that new nonmining land uses adjacent to existing mining operations be designed to provide a buffer sufficient to protect the mining operation between the new development and the mining operation(s).</p> <p>5.9-6(c): Require 20-Acre Minimum Parcel Sizes</p> <p>Revised Policy 7.2.2.1: The minimum parcel size within, or adjacent to, areas subject to the -MR overlay shall be twenty (20) acres unless the applicant can demonstrate to the approving authority that there are no economically significant mineral deposits on or adjacent to the project site and that the proposed project will have no adverse effect on existing or potential mining operations. The minimum parcel size adjacent to active mining operations which are outside of the -MR overlay shall also be twenty (20) acres.</p>	X	
5.10 NOISE					
5.10-1: Exposure of Noise-Sensitive Land Uses to Short-Term (Construction) Noise		X	<p>5.10-1(a): Limit Noise-Generating Construction Activities</p> <p>New Policy: The standards outlined in Tables HS-1, HS-2, and HS-3 for the Environmentally Constrained Alternative shall apply to those activities</p>		X

			<p>associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.</p> <p>5.10-1(b): Establish Truck Routes to Minimize Noise at Noise-Sensitive Land Uses</p> <p>New Policy: To reduce heavy truck traffic in residential areas and near noise-sensitive land uses associated with discretionary projects, the County will review truck routes to ensure traffic noise impacts are minimized.</p>		
5.10-2: Exposure to Ground Transportation Noise Sources		X	<p>5.10-2(a): Protect Noise-Sensitive Land Uses from Unacceptable Noise Level Caused by New Transportation Noise Sources</p> <p>New Policy: When determining the significance of impacts and appropriate mitigation for new developments projects, the following criteria shall be taken into consideration.</p> <p>A. Where existing or projected future traffic noise levels are less than 60 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 5 dBA L_{dn} caused by a new transportation noise source will be considered significant; and</p> <p>B. Where existing or projected future traffic noise levels range between 60 and 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 3 dBA L_{dn} caused by a new transportation noise source will be considered significant; and</p> <p>C. Where existing or projected future traffic noise levels are greater than 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA L_{dn} caused by new transportation noise source will be considered significant.</p> <p>5.10-2(b): Implement Mitigation Measure 5.10-1(b).</p>		X

5.10-3: Exposure of Noise-Sensitive Land Uses to Fixed or Nontransportation Noise Sources		X	<p>5.10-3: Protect Noise-Sensitive Land Uses from Unacceptable Noise Levels Caused by Stationary Noise Sources</p> <p>New Policy: When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration:</p> <p>A. In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 5 dBA shall be considered significant; and</p> <p>B. In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 3 dBA shall be considered significant.</p> <p>New Policy: The County will adopt a noise ordinance to resolve neighborhood conflicts and to control unnecessary noise in the County. Examples of the types of noise sources that can be controlled through the use of a quantitative noise ordinance include noisy mechanical equipment (i.e., swimming pool pumps, HVAC units), and amplified music in commercial establishments.</p> <p>New Policy: The County will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.</p>		X
5.10-4: Exposure to Aircraft Noise		X	<p>5.10-4: Update Airport Master Plans and Comprehensive Land Use Plans</p> <p>Revised Policy 6.5.2.3: All airports which have not developed noise level contours consistent with the General Plan forecast year of 2025 should update the respective Master Plans and CLUPs to reflect aircraft</p>		X

			operation noise levels in the year 2025.		
5.11 Air Quality					
5.11-1: Construction Emissions of ROG, NO _x , and PM ₁₀		X	<p>5.11-1: Use Updated Recommendations to Analyze and Mitigate Potential Air Quality Impacts</p> <p>Revised Policy 6.7.7.1: The County shall consider air quality when planning the land uses and transportation systems to accommodate expected growth, and the County shall use the recommendations in the most recent version of the El Dorado County AQMD <i>Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act</i>, to analyze potential air quality impacts (e.g., short-term construction, long-term operations, toxic and odor-related emissions) and to require feasible mitigation requirements such impacts. The County shall also consider any new information or technology that becomes available prior to periodic updates of the Guide. The County shall encourage actions (i.e. use of light-colored roofs and retention of trees) to help mitigate heat island effects on air quality.</p>		X
5.11-2: Long-Term Operational (Regional) Emissions of ROG, NO _x , and PM ₁₀		X	<p>5.11-2(a): Implement Mitigation Measure 5.11-1</p> <p>5.11-2(b): Encourage Use of Alternative-Fuel Vehicles</p> <p>New Policy: Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.</p> <p>5.11-2(c): Investigate Replacement of Fleet Vehicles with More Fuel-Efficient or Alternative-Fuel Vehicles</p> <p>New Policy: The County shall investigate the replacement of its fleet vehicles with more fuel-efficient or alternative fuel vehicles (e.g., liquid natural gas, fuel cell vehicles).</p> <p>5.11-2(d): Regulate Wood-Burning Fireplaces and Stoves in New Development</p>		X

			<p>New Policy: 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 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.</p> <p>5.11-2(e): Develop Incentive Program to Encourage Use of Newer Cleaner-Burning EPA-Certified Wood Stoves</p> <p>New Policy: The County shall inform the public regarding the air quality effects associated with the use of wood for home heating. The program should address proper operation and maintenance of wood heaters, proper wood selection and use, the health effects of wood smoke, weatherization methods for homes, and determining the proper size of heater needed before purchase and professional installation. The County shall develop an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves that were installed before the effective date of the applicable EPA regulation with newer cleaner-burning EPA-certified wood stoves.</p>		
5.11-3: Toxic Air Emissions		X	<p>5.11-3(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.11-3(b): Implement Mitigation Measure 5.1-3(b)</p> <p>5.11-3(c): Implement Mitigation Measure 5.11-1</p> <p>5.11-3(d): Adopt New Policy for Facilities Housing Sensitive Receptors</p> <p>New Policy: New facilities in which sensitive receptors are located (e.g. residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant</p>		X

			sources of air pollution.		
5.11-4: Local Mobile-Source Emissions of Carbon Monoxide (CO)		X	5.11-4: Implement Mitigation Measure 5.11-2(c) for the Roadway Constrained 6-Lane "Plus" Alternative New Policy: Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality.		X
5.11-5: Odorous Emissions		X	5.11-5: Implement Mitigation Measure 5.1-3(b)		X
5.12 Biological Resources					
5.12-1: Loss and Fragmentation of Wildlife Habitat		X	5.12-1(a): Implement Mitigation Measure 5.9-4(b) 5.12-1(b): Minimize Erosion and Maximize Retention of Natural Vegetation Revised Policy 7.1.2.2: Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance. 5.12-1(c): Implement Mitigation Measure 5.9-6(a) 5.12-1(d): Develop and Implement an Integrated Natural Resources Management Plan New Policy 7.4.2.8: Develop within five years and implement an Integrated Natural Resources Management Plan (INRMP) that identifies important habitat in the County and establishes a program for effective habitat preservation and management. The INRMP shall include the following components: A. Habitat Inventory. This part of the INRMP shall inventory and map the following important habitats in El Dorado County:		X

			<ol style="list-style-type: none"> 1. Habitats that support special-status species; 2. Aquatic environments including streams, rivers, and lakes; 3. Wetland and riparian habitat; 4. Important habitat for migratory deer herds; and 5. Large expanses of native vegetation. <p>The County should update the inventory every three years to identify the amount of important habitat protected, by habitat type, through County programs and the amount of important habitat removed because of new development during that period. The inventory and mapping effort shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, CDFG, and USFWS. The inventory shall be maintained and updated by the County Planning Department and shall be publicly accessible.</p> <p>B. Habitat Protection Strategy. This component shall describe a strategy for protecting important habitats based on coordinated land acquisitions (see item D below) and management of acquired land. The goal of the strategy shall be to conserve and restore contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the county. The Habitat Protection Strategy should be updated at least once every five years based on the results of the habitat monitoring program (item F below). Consideration of wildlife movement will be given by the County on all future 4- and 6-lane roadway construction projects. When feasible, natural undercrossings along proposed roadway alignments that could be utilized by terrestrial wildlife for movement will be preserved and enhanced.</p> <p>C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources resulting from projects approved by the County that are unable to avoid impacts on important habitats. The program may include development of mitigation banks, maintenance of lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.</p>		
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			<p>D. Habitat Acquisition. Based on the Habitat Protection Strategy and in coordination with the Mitigation Assistance program, the INRMP shall include a program for identifying habitat acquisition opportunities involving willing sellers. Acquisition may be by state or federal land management agencies, private land trusts or mitigation banks, the County, or other public or private organizations. Lands may be acquired in fee or protected through acquisition of a conservation easement designed to protect the core habitat values of the land while allowing other uses by the fee owner. The program should identify opportunities for partnerships between the County and other organizations for habitat acquisition and management. In evaluating proposed acquisitions, consideration will be given to site-specific features (e.g., condition and threats to habitat, presence of special-status species), transaction-related features (e.g., level of protection gained, time frame for purchase completion, relative costs), and regional considerations (e.g., connectivity with adjacent protected lands and important habitat, achieves multiple agency and community benefits). Parcels that include important habitat and are located generally to the west of the Eldorado National Forest should be given priority for acquisition. Priority will also be given to parcels that would preserve natural wildlife movement corridors such as crossing under major roadways (e.g., U.S. 50 and across canyons). All land acquired shall be added to the Ecological Preserve overlay area.</p> <p>E. Habitat Management. Each property or easement acquired through the INRMP should be evaluated to determine whether the biological resources would benefit from restoration or management actions. Examples of the many types of restoration or management actions that could be undertaken to improve current habitat conditions include: removal of non-native plant species, planting native species, repair and rehabilitation of severely grazed riparian and upland habitats, removal of culverts and other structures that impede movement by native fishes, construction of roadway under and overcrossing that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.</p>		
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		<p>F. Monitoring. The INRMP shall include a habitat monitoring program that covers all areas under the Ecological Preserve overlay together with all lands acquired as part of the INRMP. Monitoring results shall be incorporated into future County planning efforts so as to more effectively conserve and restore important habitats. The results of all special-status species monitoring shall be reported to the CNDDDB. Monitoring results shall be compiled into an annual report to be presented to the Board of Supervisors.</p> <p>G. Public Participation. The INRMP shall be developed with and include provisions for public participation and informal consultation with local, state, and federal agencies having jurisdiction over natural resources within the county.</p> <p>H. Funding. The County shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following 5 years.</p> <p>5.12-1(e): Adopt a No-Net-Loss Policy and Mitigation Program for Important Habitat New (Replacement) Policy 7.4.1.6: 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 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</p>		
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			<p>requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).</p> <p>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 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.</p> <p>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.</p>		
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			<p>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.</p> <p>5.12-1(f): Require Mitigation for Loss of Woodland Habitat</p> <p>Replace Policy 7.4.4.4 with the following:</p> <p>New Policy 7.4.4.4: For all new development projects that would result in soil disturbance on parcels that have at least 10% total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's INRMP conservation fund described in Mitigation Measure 5.12-1(d).</p> <p><u>Option A</u></p> <p>The County shall apply the following tree canopy retention standards:</p> <table border="0"> <thead> <tr> <th>Percent Existing Canopy Cover</th> <th>Canopy Cover to be Retained</th> </tr> </thead> <tbody> <tr> <td>80-100</td> <td>60% of existing canopy</td> </tr> <tr> <td>60-79</td> <td>70% of existing canopy</td> </tr> <tr> <td>40-59</td> <td>80% of existing canopy</td> </tr> <tr> <td>20-39</td> <td>85% of existing canopy</td> </tr> <tr> <td>10-19</td> <td>90% of existing canopy</td> </tr> <tr> <td>1-9 for parcels</td> <td>90% of existing canopy</td> </tr> <tr> <td>1 acre or more only</td> <td></td> </tr> </tbody> </table>	Percent Existing Canopy Cover	Canopy Cover to be Retained	80-100	60% of existing canopy	60-79	70% of existing canopy	40-59	80% of existing canopy	20-39	85% of existing canopy	10-19	90% of existing canopy	1-9 for parcels	90% of existing canopy	1 acre or more only			
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			<p>Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Mitigation Measure 5.12-1(d). Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.</p> <p><u>Option B</u></p> <p>The project applicant shall provide sufficient funding to the County's INRMP's conservation fund, described in Mitigation Measures 5.12-1(d), to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Mitigation Measure 5.12-1(d).</p> <p>5.12-1(g): Develop and Implement an Oak Tree Preservation Ordinance</p> <p>New (Replacement) Policy 7.4.5.2: 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 reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:</p> <p>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"</p>		
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			<p>diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10" dbh. Special exemptions when a tree removal permit is not needed shall include tree removal of trees less than 36 inches in diameter at breast height of one acre or less on all single family residential lots that cannot be further subdivided and when written approval has been received from the County Planning Department. In passing judgement upon tree removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Mitigation 5.12-1(e). If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.</p> <p>B. Tree Removal Associated with discretionary project. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:</p> <ul style="list-style-type: none"> • a written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods; • a site map plan that identifies all native oaks on the project site; and • a report by a certified arborist that provides specific information for all native oak trees on the project site. <p>C. Commercial Firewood Cutting. Fuel wood production is considered</p>		
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			<p>commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:</p> <ul style="list-style-type: none"> • whether the trees to be removed would have a significant negative environmental impact; • whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement; • whether replanting would be necessary to ensure adequate regeneration; • whether the removal would create the potential for soil erosion; • whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and • what the extent of the resulting canopy cover would be. <p>D. Penalties. Fines will be issued to any person, firm, or corporation that is not exempt from the ordinance who damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If oak trees are removed without a tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County's INRMP's conservation fund.</p>		
5.12-2: Impacts on Special-Status Species		X	<p>5.12-2(a): Implement Mitigation Measures 5.12-1(d) and 5.12-1(e)</p> <p>5.12-2(b): Establish and Manage Ecological Preserves</p> <p>New(Replacement) Policy 7.4.1.1: The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves, consistent with County Code Chapter 17.71 and the USFWS's <i>Gabbro Soil Plants for</i></p>		X

			<i>the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).</i>		
5.12-3: Impacts on Wildlife Movement		X	<p>5.12-3(a): Implement Mitigation Measures 5.12-1(d) and 5.12-1(e)</p> <p>5.12-3(b): Apply -IBC Overlay to Lands Identified as Having High Wildlife Habitat Values</p> <p>New Policy: The -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:</p> <ul style="list-style-type: none"> • increased minimum parcel size; • higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands; • lower thresholds for grading permits; • higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss; • increased riparian corridor and wetland setbacks; • greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by USFWS/CDFG); • standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities; • building permits discretionary or some other sort of “site review” to ensure that canopy is retained; • more stringent standards for lot coverage, FAR, and building height; and • no hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement). <p>The standards listed above shall be included in the Zoning Ordinance.</p>		X
5.12-4: Removal, Degradation, and Fragmentation of Sensitive Habitats		X	<p>5.12-4(a): Implement Mitigation Measures 5.12-1(d), 5.12-1(e), and 5.12-3(b)</p> <p>5.12-4(b): Implement Multiple Policies to Reduce Impacts on Sensitive Habitats</p> <p>New (Replacement) Policy 7.3.3.1: For projects that would result in the</p>		X

			<p>discharge of material to or that may affect the function and value of river, stream, lake, or pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the USACE Wetland Delineation Manual.</p> <p>Delete Policy 7.3.3.2.</p> <p>New Policy: The County shall develop a database of important surface water features, including lake, river, stream, pond, and wetland resources.</p> <p>New Policy: The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas. 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.</p> <p>For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.</p> <p>New Policy: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.</p>		
5.13 Cultural Resources					
5.13-1: Destruction or Alteration of Known and Unknown Prehistoric and Historic Sites, Features, Artifacts, and		X	5.13-1(a): Implement Mitigation Measure 5.1-3(a) 5.13-1(b): Treat Significant Resources in Ministerial Development in	X	

Human Remains		<p>Accordance with CEQA Standards</p> <p>New Policy: The County shall treat any significant cultural resources (i.e., those determined CRHR/NRHP eligible and unique paleontological resources), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.</p> <p>5.13-1(c): Adopt Cultural Resources Ordinance</p> <p>New (Replacement) Policy 7.5.1.1: The County shall establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric and paleontological resources) by discretionary projects. This Ordinance should include (but not be limited to) and provide for the following:</p> <ul style="list-style-type: none"> • Appropriate (as per guidance from the Native American Heritage Commission) Native American monitors to be notified regarding projects involving significant ground-disturbing activities that could affect significant resources. • A 100-foot development setback in sensitive areas as a study threshold when deemed appropriate. • Identification of appropriate buffers, given the nature of the resources within which ground-disturbing activities should be limited. • A definition of cultural resources that are significant to the County. This definition shall conform to (but not necessarily be limited to) the significance criteria used for the NRHP and the CRHR. • Formulation of project review guidelines for all development projects. • Development of a cultural resources sensitivity map of the County. <p>5.13-1(d): Define Historic Design Control Districts</p> <p>New (Replacement) Policy 7.5.2.2: The County shall define Historic Design Control Districts (HDCDs). HDCD inclusions and boundaries</p>		
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			<p>shall be determined in a manner consistent with NHPA Historic District standards.</p> <p>A. The County shall develop design guidelines for each HDCD. These guidelines shall be compatible with NHPA standards.</p> <p>B. New buildings and structures and reconstruction/restoration of historic (historic as per NRHP and CRHR criteria) buildings and structures shall generally conform to styles of architecture prevalent during the latter half of the 19th century into the first decade of the 20th century.</p> <p>C. Any historic building or structure located within a designated HDCD, or any building or structure located elsewhere in the county that is listed on the NRHP or CRHR, is designated a California Building of Historic Interest, or a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in exterior appearance without a design review.</p> <p>D. In cases where the County permits the significant alteration of a historic building or structure exterior, such alteration shall be required to maintain the historic integrity and appearance of the building or structure and shall be subject to a design review.</p> <p>E. In cases where new building construction is placed next to a historic building or structure in a designated HDCD or listed on the CRHR/NRHP, the architectural design of the new construction shall generally conform to the historic period of significance of the HDCD or listed property.</p> <p>F. In cases where the County permits the destruction of a historic building or tearing down structure, the building or structure shall first be recorded in a manner consistent with the standards of the NHPA Historic American Building Survey (HABS) by a qualified professional architectural historian.</p>		
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			<p>G. The County shall mandate building and structure design controls within the viewshed of the Marshall Gold Discovery State Historic Park. These design controls shall be consistent with those mandated for designated Historic Design Control Districts.</p> <p>5.13-1(e): Prohibit Significant Alteration or Destruction of NRHP/CRHR-Listed Properties</p> <p>New (Replacement) Policy 7.5.2.4: The County shall prohibit the modification of all NRHP/CRHR listed properties that would alter their integrity, historic setting, and appearance to a degree that would preclude their continued listing on these registers. If avoidance of such modifications on privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.</p>		
5.14 Lake Tahoe Basin					
5.14-1: Impacts from New In-Basin Development		X	<p>5.14-1: Cooperate with TRPA in the implementation of actions recommended in the Threshold Evaluation Report</p> <p>New Policy: The County shall cooperate with TRPA in the implementation of actions recommended in TRPA's periodic threshold evaluation reports.</p>		X
5.14-2: Traffic and Air Quality Impacts from New Out-of-Basin Development		X	5.14-2: Adopt Mitigation Measures 5.4-1(a), 5.4-1(b), 5.4-1(c) or 5.4-1(d) (traffic), and 5.11-2 (air quality - long-term regional emissions)		X