

**EL DORADO COUNTY – ENVIRONMENTALLY CONSTRAINED ALTERNATIVE  
REVISED SUMMARY OF IMPACTS AND MITIGATION**

Environmental Impact	Level of Significance Before Mitigation		Mitigation Measures	Level of Significance After Mitigation	
	LS	S		LS	SU
	<b>5.1 Land Use</b>				
5.1-1: Inconsistency with Applicable Plans and Policies of Other Agencies		X	5.1-1: Pursue Land Use Coordination between the County and Adjacent Jurisdictions  <b>New Policy:</b> The County shall maintain and establish Joint Powers Agreements, or similar working relationships, with the incorporated cities within the County, and adjacent jurisdictions, to facilitate a coordinated approach to land use decisions that may affect the County and its neighboring cities and counties.  <b>New Implementation Measure:</b> Create a joint powers authority (JPA) or other mechanism to coordinate with the incorporated cities within the county regarding land use activities and compatibility, capital improvement programs, and funding opportunities within the spheres of influence of the cities.	X	
5.1-2: Substantial Alteration or Degradation of Land Use Character in the County or Subareas	X (25)	X (BO)	5.1-2: Create Distinct Community Separators  <b>New Policy.</b> 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:  <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.  <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	X (25)	X (BO)

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					<p>allow for consideration of increasing the FARs at specific sites in Community Centers, as deemed appropriate.</p> <p><b>New Implementation Measure:</b> Develop and implement a program that addresses preservation of community separation, as outlined in this new policy. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.</p>
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><b>New Policy:</b> 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 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><b>New Implementation Measure:</b> 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>	X	

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					<p>– OR –</p> <p><b>Alternative New Policy:</b> 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 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><b>Alternative New Implementation Measure:</b> 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><b>New Policy:</b> Development projects shall be located and designed in a 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</p>

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					<p>shall be located on a different site.</p> <p><b>New Implementation Measure:</b> 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> <p>5.1-3(c): Establish an Interim Conformity Review Process to Be Applied Until Such Time as All General Plan Implementation Programs Are in Place</p> <p><b>New Policy:</b> In evaluating the consistency of any proposed development project with the policies of this General Plan, the reviewing authority shall consider the specific standards established herein. Where such standards are to be developed pursuant to an implementation program established by the General Plan, the reviewing authority shall, until such time as those standards have been established, apply the standards established by Zoning Ordinance or, in the absence of Zoning Ordinance standards, the standards in the 1996 General Plan.</p> <p>5.1-3(d): Establish Compatibility Criteria for Siting of Public Facilities</p> <p><b>Revised Policy LU-3o</b> To promote land use compatibility, schools and other public buildings and facilities shall be directed to Community Regions or Rural Centers. The following shall be considered when reviewing capital improvement plans and proposals for new facilities by other agencies:</p> <p>A. Schools shall be considered incompatible on land designated Industrial, Research and Development, Natural Resources and Open Space;</p>

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			B. Active parkland (i.e., playgrounds and ball fields) shall be considered incompatible on land designated Natural Resources and Open Space; C. Fire stations, public service buildings, and other similar public facilities shall be considered appropriate in all land use designations except Natural Resources and Open Space. D. Industrial public facility uses such as wastewater treatment facilities shall be considered appropriate in the Industrial and Natural Resources land use designations. Water storage facilities shall be considered appropriate in all land use designations where size and design are compatible with the setting.  <b>Implementation Measure LU-A:</b> Identify the zoning districts in which government facilities are appropriate.		
5.1-4: Need for Replacement Housing	X		No mitigation measures are necessary.	X	
<b>5.2 Agriculture and Forestry</b>					
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	5.2-1(a): Implement Mitigation Measure 5.1-3(a) 5.2-1(b): Implement Mitigation Measure 5.1-3(b) 5.2-1(c): Identify Acceptable Mitigation for Loss of Agricultural Land  <b>Revised Measure AF-F:</b> Establish a threshold of significance for the loss of agricultural land, a procedure for evaluating a project's contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. Mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or replacement or conservation for land identified as suitable for agricultural production.  5.2-1(d): Provide Additional Protection for Agricultural Use		X

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			<p><b>Revised Item 2 of Implementation Measure AF-A:</b></p> <p>2. Provisions that address suitable densities of and setbacks on lands adjacent to agriculturally-zoned lands to protect current and future agricultural production on those agricultural lands. The County may impose setbacks greater than those provided in the Zoning Ordinance where needed to protect agricultural resources. Administrative relief to any agricultural setback may be granted when reasonable use of the property would otherwise be denied. New parcels cannot be created unless the size of the new parcel is large enough to allow for an adequate setback from surrounding agriculturally zoned lands.</p> <p><b>Revised Measure AF-E:</b> Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary projects that may affect agricultural, grazing, and forestry lands including all lands zoned for agriculture. [Policies AF-1d, AF-1f, AF-1g, and AF-4a]</p> <p>5.2-1(e): Provide Adequate Agricultural Setbacks</p> <p><b>New Policy:</b> 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>5.2-1(f): Require Agricultural Fencing on Adjacent Residential Property</p>		

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					<p><b>New Policy:</b> Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.</p> <p><b>Revised Implementation Measure AF-A:</b> 8. Standards for agricultural fencing on residential parcels adjoining grazing lands.</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</p> <p><b>New Policy:</b> 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><b>Revised Policy 8.2.4.3</b> Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, and other similar uses, lodging facilities, and campgrounds.</p> <p><b>Revised Measure AF-E:</b> Develop a procedure for the Agricultural Commission to review and provide recommendations regarding projects that may affect agricultural, grazing, and forestry lands. The procedure shall include a compatibility review for ranch marketing, winery, and visitor-serving uses to ensure that the proposed use will not affect agricultural production on surrounding properties. The procedure shall also include compatibility requirements for AE (Exclusive Agriculture) zoned land, pursuant to California Government Code Section 51238.1.</p>	X	
5.2-3: Inconsistent Level of Protection for Agricultural Operations based on Location		X	5.2-3: Incorporate Productive and Suitable Agricultural Land into Agricultural Districts	X	

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	in Identified Agricultural Areas.				<b>New Policy:</b> 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.
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	
<b>5.3 Visual Resources</b>					
5.3-1: Degradation of the Quality of Scenic Vistas and Scenic Resources		X	<p>5.3-1(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.3-1(b): Nominate SR 49 for Scenic Highway Designation</p> <p><b>New Policy.</b> The County shall nominate SR 49 (segments in El Dorado County) for designation by Caltrans as a State Scenic Highway.</p> <p><b>New Implementation Measure:</b> Pursuant to the California Department of Transportation procedures, prepare documentation in support of having that segment of SR 49 within El Dorado County identified as a State Scenic Highway.</p> <p>5.3-1(c): Protect Views from Scenic Corridors</p> <p><b>Revised Implementation Measure LU-F:</b> Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, placement of public utility distribution and transmission facilities and wireless communication structures, and off-premise sign amortization. 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</p>	X	



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			the protection of scenic corridors shall be applicable to such projects until scenic corridors have been established. [Policies LU-6a, LU-6b, LU-6c, and LU-6d]		
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><b>New Policy:</b> 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><b>New Implementation Measure:</b> 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><b>Revised Policy LU-6f:</b> Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.</p>	X	
<b>5.4 Traffic &amp; Circulation</b>					
5.4-1: Potential Inconsistencies with LOS Policies			Implement one of Mitigation Measures 5.4-1(a) through (d).		

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				X	5.4-1(a): Amend the Circulation Diagram to Include a New Arterial Roadway from El Dorado Hills Business Park to U.S. 50  <b>New Policy:</b> 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.  <b>New Implementation Measure:</b> Work with the Sacramento Area Council of Governments (SACOG), Sacramento County and the City of Folsom to identify potential alignments for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50.  – OR –
		X	5.4-1(b): Add New Growth Control Implementation Measure  <b>New Implementation Measure:</b> The County shall implement a growth control mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road. This mechanism shall be designed to ensure that the 2025 p.m. peak-hour volumes on El Dorado Hills Boulevard, Latrobe Road, and White Rock Road do not exceed the minimum acceptable LOS thresholds defined in Policies TC-1c, TC-1d, and TC-1f with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit growth and the resulting traffic including, but not limited to, the acquisition of development rights, incentives or disincentives not to travel during peak hours on affected roadways, and changes in allowed development intensities. The County shall monitor peak-hour traffic volumes and LOS beyond 2025 and, if necessary, shall implement growth control mechanisms in any part of the county where the LOS thresholds defined in the General Plan policies listed above cannot be maintained.  – OR –	X	
		X	5.4-1(c): Expand List of Roadway Segments Operating at LOS F  – OR –	X	

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			<p><b>Revised Policy TC-1c:</b> 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><b>New Implementation Measure:</b> Amend Table TC-2 to include the following roadway segments, which are projected to operate at LOS F in 2025:</p> <p><b>Latrobe Road (PM Peak Hour)</b> Carson Creek to White Rock Road (Max. V/C 1.19) White Rock Road to U.S. Highway 50 (Max V/C 1.20)</p> <p><b>White Rock Road (PM Peak Hour)</b> Manchester Drive to Latrobe Road (Max V/C 1.13)</p>		
		X	<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><b>New Policy:</b> 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><b>New Implementation Measure:</b> 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 Folsom. Modify Circulation Map to include the identified right-of-way.</p>		X
			<b>-OR-</b>		
		X	<p>5.4-1(e): Amend the General Plan Transportation and Circulation Element in each of the General Plan alternatives to: (1) apply Measure Y policies through 2008; (2) provide for the possible re-adoption 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</p>	X	

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			<p>new development does not lead to traffic levels that violate the applicable level of service standards.</p> <p><b>New Policy:</b> In the Goals and Policies section (beginning on page 56), delete policies TC-1c through TC-1j (including Table TC-2).</p> <p><b>New Goal and Policies:</b> Insert the following after policy TC-1t (on page 61):</p> <p><b>LEVELS OF SERVICE AND CONCURRENCY</b></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 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><b>GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.</b></p> <p><b>Policy TC-Xa:</b> 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"> <li>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.</li> <li>2. The County shall not add any additional segments of U.S. Highway 50, or any other</li> </ol>		

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					<p>highways and roads, to the County's list of roads (shown in Table TC-2) that are allowed to operate at Level of Service F without first getting the voters' approval.</p> <p>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.</p> <p>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.</p> <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> <p><b>Table TC-2:</b> Insert Table TC-2 located at the end of this summary table.</p> <p><b>Policy TC-Xb:</b> To ensure that potential development in the County does not exceed available roadway capacity, the County shall:</p> <p>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;</p> <p>B. Annually monitor traffic volumes on the county's major roadway system depicted in</p>

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					<p>the Circulation Diagram; and</p> <p>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.</p> <p><b>Policy TC-Xc:</b> The following policies shall take effect upon the expiration of the policies in Policy TC-Xa</p> <ol style="list-style-type: none"> <li>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 Table TC-3.</li> <li>2. Additional segments of U.S. Highway 50 and other highways and roads may be added to Table TC-3 only upon approval of a majority of the Board of Supervisors.</li> <li>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</li> </ol> <p><b>Table TC-3:</b> Insert Table TC-3 located at the end of this summary table.</p> <p><b>Policy TC-Xd:</b> 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 TC-2 or, after December 31, 2003, Table TC-3. The volume to capacity ratio of the roadway segments listed in Tables TC-2 and TC-3 as applicable shall not exceed the ratio specified in that table. Level of Service will be as defined in the</p>

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					<p>latest edition of the <i>Highway Capacity Manual</i> (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.</p> <p><b>Policy TC-Xe:</b> 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:</p> <ul style="list-style-type: none"> <li>(1) a 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or</li> <li>(2) the addition of 100 or more daily trips, or</li> <li>(3) the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.</li> </ul> <p><b>Policy TC-2f:</b> Prior to issuance of any building permits for 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.</p> <p><b>Policy TC-Xg:</b> 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>

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	LS	S		LS	SU
5.4-2: Increase in Daily and Peak Hour Traffic		X	5.4-2: Implement one of Mitigation Measures 5.4-1(a), 5.4-1(b), 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><b>Revised Policy TC-1h:</b> County tax revenues may be used to pay for building road capacity improvements to offset traffic impacts from new development projects.</p> <p><b>Revised Implementation Measure TC-B:</b> The County shall revise and adopt traffic impact fee program(s) for unincorporated areas of the county and adopt additional 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 TC-1i. 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>		X
5.4-4: Insufficient Transit Capacity		X	<p>5.4 4: Develop Funding Mechanism for Park-and-Ride Lots</p> <p><b>Revised Implementation Measure TC-L:</b> 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, to identify additional sites for such lots, and to acquire necessary rights-of-way for them.</p>		X
<b>5.5 Water Resources</b>					
5.5-1: Increased Water Demand and Likelihood of Surface Water Shortages Resulting from Expected		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>		X



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	LS	S		LS	SU
	Development				<p><b>New Policy:</b> 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 the County must find, that the 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 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><b>Revised Measure PS-E:</b> Work with the Water Agency and water service providers to establish a process to review discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system. Process to include development of demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development.</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><b>New Policy:</b> The County shall support water conservation 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 shall encourage all water purveyors to implement the water conservation Best Management Practices already being implemented by EID and in compliance with the related criteria established by USBR.</p> <p><b>New Implementation Measure:</b> The County shall work with all water purveyors to develop and implement a program for application of water conservation Best Management Practices</p>

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	LS	S		LS	SU
					<p>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).</p> <p><b>Revised Measure PS-C:</b> Develop and implement a water use efficiency program for application to existing and new 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. Amend the County Code to include water use efficiency requirements, which may include:</p> <ul style="list-style-type: none"> <li>• Water-conserving design and equipment in new construction, including single-family residential developments;</li> <li>• Water-conserving landscaping and other conservation measures for new residential development;</li> <li>• Retrofitting existing development with water conserving devices;</li> <li>• Water-conserving agricultural irrigation practices; and</li> <li>• Provide information/educational materials regarding water usage and conservation to the public.</li> <li>• Program development will require coordination with water service providers.</li> </ul>
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><b>New Implementation Measure:</b> 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		X	<p>5.5-3: Increase the Likelihood that Groundwater Supplies are Conserved and Physically Available to Meet the Needs of Future Development</p>		X

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Related Impacts			<b>Revised Policy PS-2d:</b> The County shall not approve any discretionary or ministerial projects that will be served by groundwater unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the water supply is adequate to meet the highest demand of the proposed development		
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  <b>New Policy:</b> 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  <b>New Policy:</b> 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		X	5.5-8: Monitor Performance of Septic Systems Annually	X	

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	LS	S		LS	SU
Pollutants from Onsite Wastewater Treatment Systems (OWTS) (Septic Systems)			<b>New Policy:</b> 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.		
5.5-9: Increase in Surface Water Pollutants from Additional Recreational Activities	X		No mitigation measures are necessary.	X	
<b>5.6 Utilities</b>					
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  <b>New Policy:</b> 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-		X	5.6-5(a): Implement Mitigation Measure 5.1-3(b)  5.6-5(b): Implement Mitigation Measure 5.1-3(d)		X

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Waste Facilities					
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
<b>5.7 Public Services</b>					
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 Protection and Emergency Medical Services and Facilities		X	5.7-2(a): Implement Mitigation Measure 5.1-3(b) 5.7-2(b): Implement Mitigation Measure 5.1-3(d)	X	
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 4.1-3(d)	X	
5.7-5: Deterioration of Existing		X	5.7-5: Provide Funding Mechanisms for New Park Development	X	

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	LS	S		LS	SU
	Park and Recreation Facilities and Need for New Facilities				<p><b>New Policy:</b> 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 Capitol Improvement Program concurrent with development over a five year period.</p> <p><b>New Implementation Measure:</b> Develop and implement a parks and recreation fee program that addresses the following:</p> <p>A. For projects subject to Quimby Act requirements, additional fees for the actual construction and maintenance of parks and recreation facilities;</p> <p>B. For projects not subject to Quimby Act requirements, fees for the acquisition of park land and for the construction and maintenance of parks and recreation facilities; and</p> <p>C. Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.</p>
5.7-6: Potential Land Use Incompatibility Associated with Development of Park and Recreation Facilities		X	<p>5.7-6(a): Implement Mitigation Measure 5.1-3(b)</p> <p>5.7-6(b): Implement Mitigation Measure 5.1-3(d)</p>	X	
<b>5.8 Human Health and Safety</b>					
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		X	No mitigation measures are available.		X

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	LS	S		LS	SU
	Illegal Dumping of Household Hazardous Wastes				
5.8-3: Increased Risk of Accidental Release of Hazardous Materials		X	5.8-3: Implement Mitigation Measure 5.10-1(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  <b>Revised Policy HS-7b:</b> Applications for a permit involving ground disturbance for development of property known or suspected to be contaminated by hazardous materials as listed by State and federal agencies and compiled by the El Dorado County Environmental Management Department, shall include a report containing an assessment of the risk to human health and mitigation measures to eliminate any significant threats to human health and mitigation measures to eliminate any significant health-related threats. Prior to the approval of any subdivision of land or issuing of a permit, as described above, an assessment report may also be required at the discretion of the County based on prior activities that are known or suspected of having occurred on the proposed development property involving the generation, use, storage, treatment, or disposal of hazardous materials. The report shall be prepared by a Registered Environmental Assessor or other persons experienced in identifying potential waste and shall be submitted to the County. If contamination is found to exist by the assessment report, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement, building permit, or grading 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		X	5.8-6(a): Prohibit Creation of New Parcels and Development of Existing Parcels that are Entirely within Dam Failure Inundation Areas		X

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	LS	S		LS	SU
Inundation Area			<p><b>Revised Policy HS-5c:</b> The creation of new parcels that lie entirely within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.</p> <p><b>Revised Policy HS-5d:</b> New parcels that are partially within the 100-year floodplain or dam failure inundation areas must have sufficient land available outside the 100-year floodplain or dam failure inundation areas for construction of dwelling units, accessory structures, and septic systems.</p> <p><b>Revised Policy HS-5e:</b> Applications for discretionary development proposed in an area within or adjacent to a designated 100-year floodplain or dam failure inundation area shall include a map showing the location of the floodplain and the dam failure inundation area relative to the proposed development.</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><b>New Policy.</b> 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><b>New Policy:</b> The County shall require that all projects requiring a grading permit or a</p>	X	



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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 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.

**New Implementation Measure:** Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.

5.8-9(c): Provide Disclosure of Naturally Occurring Asbestos on Properties

**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.

**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).

5.8-9(d): Conduct Annual Reporting Regarding Asbestos

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	LS	S		LS	SU
			<b>New Policy:</b> 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.		
5.8-10: Increased Potential for Fire Incidents and Fire Hazards		X	5.8-10(a): Implement Mitigation Measure 5.1-3(a)		X
<b>5.9 Geology, Soils, and Mineral Resources</b>					
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)	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 on Steep Slopes  <b>Revised Policy CO-1d.</b> To minimize the potential for erosion and sediment discharge, disturbance of slopes 25 percent or greater outside of Important Biological Corridor overlay areas shall be prohibited unless it is demonstrated by a California-registered civil engineer or an engineering geologist that hazards can be reduced to acceptable levels.  5.9-4(c): Apply Erosion Control Measures to Agricultural Grading  <b>New Policy:</b> The County shall require agricultural grading activities that convert one acre or more of undisturbed vegetation to agricultural cropland to obtain a grading permit. All	X	

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	LS	S		LS	SU
					erosion control measures included in the grading permit would be implemented.  <b>New Implementation Measure:</b> The County shall amend the Grading Ordinance to incorporate the provisions of this mitigation measure.
5.9-5: Reduction in the Accessibility of Mineral Resources		X	5.9-5(a): Restrict Land Use Designations in Areas that May Contain Important Mineral Resources  <b>Revised Policy CO-2b:</b> Application of the Mineral Resource (-MR) overlay designation and the extraction of mineral resources shall be considered appropriate only on lands having the Natural Resource, Open Space, Industrial, and Agricultural Lands designations. All other General Plan land use designations are considered incompatible with mining. If an -MR overlay is placed on lands with an incompatible land use designation, a General Plan Amendment must be processed to change the base land use designation to one compatible with the -MR overlay within a reasonable time. Industrial uses shall be limited to those uses compatible with mineral exploration.  <b>-OR-</b>  <b>Revised Policy CO-2b (Alternate):</b> The County shall amend Measure A to allow Public Facility and Rural Residential land uses to be located within 10,000 feet of a new strip or open-pit mining operation.  5.9-5(b): Amend General Plan Land Use Maps to Remove Designated Land Uses Incompatible with Mineral Resource Overlay Areas	X	
5.9-6: Issues of Land Use Compatibility with Mining Operations		X	5.9-6(a): Implement Mitigation Measure 5.1-3(a)  5.9-6(b): Require 20-Acre Minimum Parcel Sizes  <b>Revised Policy CO-2c:</b> The County shall not approve new land divisions with a minimum parcel size of less than twenty acres within, or adjacent to, areas subject to the Mineral Resource (-MR) General Plan land use overlay and active mines unless it can be	X	

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	LS	S		LS	SU
			demonstrated that there are no economically significant mineral deposits on or adjacent to the project site or that any proposed projects will have no adverse effect on existing or potential mining operations.		
<b>5.10 Noise</b>					
5.10-1: Exposure of Noise-Sensitive Land Uses to Short-Term (Construction) Noise		X	5.10-1(b): Establish Truck Routes to Minimize Noise at Noise- Sensitive Land Uses  <b>New Policy:</b> 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.		X
5.10-2: Exposure to Ground Transportation Noise Sources		X	5.10-2(a): Protect Noise-Sensitive Land Uses from Unacceptable Noise Levels caused by New Transportation Noise Sources  <b>New Policy:</b> When determining the significance of impacts and appropriate mitigation for new developments projects, the following criteria shall be taken into consideration.  A. Where existing or projected future traffic noise levels are less than 60 dBA L <sub>dn</sub> at the outdoor activity areas of residential uses, an increase of more than 5 dBA L <sub>dn</sub> caused by a new transportation noise source will be considered significant; and  B. Where existing or projected future traffic noise levels range between 60 and 65 dBA L <sub>dn</sub> at the outdoor activity areas of residential uses, an increase of more than 3 dBA L <sub>dn</sub> caused by to a new transportation noise source will be considered significant; and  C. Where existing or projected future traffic noise levels are greater than 65 dBA L <sub>dn</sub> at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA L <sub>dn</sub> caused by new transportation noise source will be considered significant.  5.10-2(b): Implement Mitigation Measure 5.10-1(b).		X
5.10-3: Exposure of Noise-Sensitive Land Uses to Fixed		X	5.10-3: Protect Noise-Sensitive Land Uses from Unacceptable Noise Levels Caused by Stationary Noise Sources		X

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or Nontransportation Noise Sources			<p><b>New Policy:</b> When determining the significance of impacts associated with new non-transportation noise sources, 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 Tables HS-1, HS-2 and HS-3 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 Tables HS-1, HS-2, and HS-3, increases in ambient noise levels caused by new nontransportation noise sources that exceed 3 dBA shall be considered significant.</p>		
5.10-4: Exposure to Aircraft Noise		X	No mitigation measures are available.		X
<b>5.11 Air Quality</b>					
5.11-1: Construction Emissions of ROG, NO <sub>x</sub> , and PM <sub>10</sub>		X	<p>5.11-1: Use Updated Recommendations to Analyze and Mitigate Potential Air Quality Impacts</p> <p><b>Revised Policy HS-10c:</b> 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 or long-term operations, toxic and odor-related emissions) and to require feasible mitigation requirements to reduce 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 develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles. 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 <sub>x</sub> , and PM <sub>10</sub>		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>		X

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					<p>5.11-2(d): Regulate Wood-Burning Fireplaces and Stoves in New Development</p> <p><b>New Policy:</b> 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><b>New Policy:</b> 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> <p>5.11-2(f): Synchronize Signalized Intersections</p> <p><b>New Policy:</b> Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality.</p> <p>5.11-2(g): Include Pedestrian/Bike Paths Connecting to Adjacent Development</p>

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			<b>New Policy:</b> Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.		
5.11-3: Toxic Air Emissions		X	5.11-3(a): Implement Mitigation Measure 5.1-3(a)  5.11-3(b): Implement Mitigation Measure 5.1-3(b)  5.11-3(c): Implement Mitigation Measure 5.11-1		X
5.11-4: Local Mobile-Source Emissions of Carbon Monoxide (CO)		X	5.11-4: Implement Mitigation Measure 5.11-2(f)		X
5.11-5: Odorous Emissions		X	5.11-5: Implement Mitigation Measure 5.1-3(b)		X
<b>5.12 Biological Resources</b>					
5.12-1: Loss and Fragmentation of Wildlife Habitat		X	5.12-1(m): Remove Open Space from Mineral Resource Overlay and Prohibit Surface Mining on Land Designated as Open Space  <b>Revised Policy CO-2b:</b> Application of the Mineral Resource (-MR) overlay designation and the extraction of the mineral resources shall be considered appropriate only on lands having the Natural Resource, Open Space, Industrial, Commercial, Rural Lands, Agricultural Lands, and Public Facilities designations. All other General Plan designations are considered incompatible with for surface mining. If an -MR overlay is placed on lands with an incompatible land use designation, a General Plan amendment must be processed to change the base land use designation to one compatible with the -MR overlay within a reasonable time.  5.12-1(i): Replace Implementation Programs CO-E, CO-F, and CO-I with Mitigation Measure 5.12-1(d)		X

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	LS	S		LS	SU

**New Policy:** 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:

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.

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.

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



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					<p>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 on 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, maintaining lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.</p> <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 crossings 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</p>

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					<p>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> <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 will develop a conservation fund to ensure the INRMP is adequately funded, 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(j): Replace CO-6b with Mitigation Measure 5.12-1(e)</p> <p><b>New Policy CO-6b:</b> 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</p>

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	LS	S		LS	SU
					<p>providing sufficient funding to the County's conservation fund to acquire and protect important habitat at a minimum 2:1 ratio. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).</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 the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.</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</p>

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					<p>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. 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(k): Replace CO-6c with Mitigation Measure 5.12-1(f)</p> <p><b>New Policy CO-6c:</b> 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"> <tr> <td><b>Percent Existing Canopy Cover</b></td> <td><b>Canopy Cover to be Retained</b></td> </tr> <tr> <td>80-100</td> <td>60% of existing canopy</td> </tr> </table>	<b>Percent Existing Canopy Cover</b>	<b>Canopy Cover to be Retained</b>	80-100	60% of existing canopy
<b>Percent Existing Canopy Cover</b>	<b>Canopy Cover to be Retained</b>								
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A. Mitigation standards outlined in Policy CO-6c;  
 B. Thresholds of significance for the loss of oak woodlands;  
 C. Requirements for tree surveys and mitigation plans for discretionary projects;  
 D. Replanting and replacement standards;  
 E. Heritage/landmark tree protection standards;  
 F. F. An Oak Tree Preservation Ordinance as outlined in Policy CO-7a.  
 5.12-1(l): Replace Policy CO-7a with Mitigation Measures 5.12-1(g)

**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:

A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6-inch diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10-inch 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 when written approval has been received from the County Planning Department. In passing judgment 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

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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 Measure 5.12-1(e). If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.

B. Tree Removal Associated with Discretionary Projects. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:

- 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.

C. Commercial Firewood Cutting. Fuel wood production is considered 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:

- whether the removal of the trees would have a significant negative environmental impact;
- whether the proposed removal would not result in clear-cutting, but would 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;

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			<ul style="list-style-type: none"> <li>whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and</li> <li>what the extent of the resulting canopy cover would be.</li> </ul> <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 the cost of 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 conservation fund.</p>		
5.12-2: Impacts on Special-Status Species		X	5.12-2(a): Implement Mitigation Measures 5.12-1(i) and 5.12-1(j)		X
5.12-3: Impacts on Wildlife Movement		X	5.12-3(a): Implement Mitigation Measures 5.12-1(i) and 5.12-1(j)		X
5.12-4: Removal, Degradation, and Fragmentation of Sensitive Habitat		X	5.12-4(a): Implement Mitigation Measures 5.12-1(i), 5.12-1(j), and 5.12-3(b)		X
<b>5.13 Cultural Resources</b>					
5.13-1: Destruction or Alteration of Known and Unknown Prehistoric and Historic Sites, Features, Artifacts, and Human Remains		X	<p>5.13-1(a): Implement Mitigation Measure 5.1-3(a)</p> <p>5.13-1(b): Treat Significant Resources in Accordance with CEQA Standards</p> <p><b>New Policy:</b> The County shall treat any significant cultural resources (i.e., those determined CRHR/NRHP eligible), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.</p>	X	



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					<p>5.13-1(c): Adopt Cultural Resources Ordinance</p> <p><b>Revised Policy CO-8a:</b> The County shall adopt a Cultural Resources Preservation Ordinance to address the inventory, preservation, protection, and management of prehistoric and historic resources and to establish procedures for the review of and comment on projects that may affect cultural resources (including historic, prehistoric and paleontological resources). This Ordinance should include (but not be limited to) and provide for the following:</p> <ul style="list-style-type: none"> <li>• Appropriate (as per guidance from the Native American Heritage Commission) Native American monitors to be notified regarding projects involving significant ground-disturbing activities that would affect significant resources.</li> <li>• A 100-foot development setback in sensitive areas as a study threshold when deemed appropriate.</li> <li>• Identification of appropriate buffers, given the nature of the resources within which ground-disturbing activities should be limited.</li> <li>• 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 and the Society of Vertebrate Paleontology.</li> <li>• Formulation of project review guidelines for all development projects.</li> <li>• Development of a cultural resources sensitivity map of the county.</li> </ul> <p>5.13-1(d): Define Historic Design Control Districts</p> <p><b>New (Replacement) Policy CO-9a:</b> The County shall create Historic Design Control Combining Zone Districts for areas, places, sites, structures, or uses that have special historic significance. The Zoning Ordinance shall be amended to include such districts and design guidelines for reconstruction and construction of new buildings in such districts. Historic Design Control Combining Zone District inclusions and boundaries shall be</p>

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					<p>determined in a manner consistent with NHPA Historic District standards.</p> <p><b>Revised Policy CO-9b:</b> The demolition, alteration, removal, expansion, improvement, or exterior alteration of any historically significant buildings or structures shall be subject to design review by the Cultural Resources Preservation Commission.</p> <p><b>Revised Policy CO-9c:</b> In cases where the County permits the alteration or demolition of a historic building, such alteration or new construction (subsequent to demolition) shall be done in a manner that maintains the historic character of the building (in the case of alteration) or replicates its historic features (in the case of demolition). The alteration or new construction shall be subject to a design review. If demolition of a historic building is permitted, the building shall first be recorded and photographed pursuant to the Historic American Building Survey (HABS ) guidelines by an architectural historian approved by the County.</p> <p>5.13-1(e): Prohibit Significant Alteration or Destruction of NRHP/CRHR-Listed Properties</p> <p><b>New Policy 7.5.2.4:</b> 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 is deemed infeasible on privately owned listed properties, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.</p> <p>5.13-1(f): Compile and Provide Access to Cultural Resource Data Not Documented in NCIC Files</p> <p><b>Revised Policy CO-8c:</b> The County shall work cooperatively with the appropriate organizations, professionals, and Native Americans to compile relevant information on the location and the significance of cultural resources not documented in the files of the NCIC.</p>

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			<p>This information shall be used to supplement data provided by the NCIC for the development review process outlined in Mitigation Measure 5.13-1(a).</p> <p><b>New Policy (Replacement) CO-8e:</b> The County shall support public and private efforts to record historic districts, sites, buildings, and objects in the National Register of Historic Places and inclusion in the California State Office of Historic Preservation's California Points of Historic Interest and California Register of Historic Resources by providing access for qualified individuals or organizations to cultural resources data compiled as a result of Revised Policy CO-8C.</p> <p>5.13-1(g): Ensure that Proposed Projects Do Not Disturb Human Interments</p> <p><b>New (Replacement) Policy CO-10b:</b> All projects located adjacent to cemeteries (including historic cemeteries and Native American funerary sites) shall be evaluated to ensure that the proposed projects do not disturb human interments, affect the historic setting of cemeteries, or interfere with access to public cemeteries.</p>		
<b>5.14 Lake Tahoe Basin</b>					
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><b>New Policy:</b> 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

<b>TABLE TC-2</b>		
<b>El Dorado County Roads Allowed to Operate at Level of Service F<sup>1</sup></b>		
<b>Road Segment(s)</b>		<b>Max. V/C<sup>2</sup></b>
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
	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
<b>Notes:</b>		
<sup>1</sup> Roads improved to their maximum width given right-of-way and physical limitations.		
<sup>2</sup> Volume to Capacity ratio.		

TABLE TC-3 El Dorado County Roads Allowed to Operate at Level of Service F <sup>1</sup>		
Road Segment(s)		Max. V/C <sup>2</sup>
Latrobe Road	Carson Creek to White Rock Road	1.19
	White Rock Road to U.S. Highway 50	1.20
White Rock Road	County Line to Latrobe Road	1.13
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.23
	Bedford Avenue to beginning of freeway	1.13
	Beginning of freeway to Washington overhead	1.13
	Ice House Road to Echo Lake	1.03
<b>Notes:</b> <sup>1</sup> Roads improved to their maximum width given right-of-way and physical limitations. <sup>2</sup> Volume to Capacity ratio.		