



DRAFT ENVIRONMENTALLY CONSTRAINED ALTERNATIVE IMPLEMENTATION PLAN

LAND USE ELEMENT IMPLEMENTATION PROGRAM

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide consistency between the General Plan land use designations and the Zoning Ordinance;
- Establish standards for providing visual separation between Community Regions where existing land use patterns do not facilitate physical separation [Policy LU-2d];
- Identify needed revisions to and improved application of the Planned Development combining zone district [Policies LU-3a, LU-3b, and LU-3c];
- Establish design standards for nonresidential uses in Community Regions and Rural Centers [Policies LU-3d, LU-3e, LU-3f, and LU-3g];
- Establish standards for on-street parking and parking to the side of and behind buildings [Policy LU-3f];
- Develop standards for the requirement of residential units as part of commercial developments. The standards should include:
 1. The minimum size of commercial development to which the requirement(s) will apply;
 2. Minimum residential densities for the mixed-use requirement in Community Regions and Rural Centers; and
 3. Incentives for developers to construct maximum allowed residential densities as part of mixed use (as outlined in Policy LU-3i).
- Revise standards for subdivision in the Rural Regions [Policies LU-3n and LU-4a];
- Identify the zoning districts in which government facilities are appropriate [Mitigation Measure 5.1-3(d)]
- Provide direction on the operation of commercial establishments in the Rural Regions [Policy LU-4e];

- Establish a combining zone district to address development standards within and containment of existing areas of contiguous nonconforming parcel sizes in the Rural Regions [Policy LU-4f];
- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber products [Policy LU-4g];
- Establish ridgeline protection provisions [Policy LU-6b];
- Modify Sign Ordinance standards for scenic corridors [Policies LU-6c and LU-6d];
- Strengthen limitations on light and glare [Policy LU-6f];
- Establish provisions to incorporate topographical features (e.g., topographical relief, stream channels) into development proposals [Policies LU-3d and LU-6h];
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [Policies LU-3n, LU-3o, and LU-7d]; ~~and~~
- Establish siting criteria for placement of new structures for energy conservation and fire hazard protection [Policy LU-7g]; and
- Provide standards for the use of native plants in landscaping.

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin rewrite immediately upon adoption of General Plan. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.
Estimated Hours:	1500

MEASURE LU-B

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies LU-3d, LU-3e, LU-3f, LU-3g, and LU-6h]

Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.
Estimated Hours:	2400

MEASURE LU-C

Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. This would include working with community groups to identify appropriate uses for such parcels, including residential development and establishment of community amenities. [Policies LU-2a and LU-2c]

Responsibility:	Planning Department
Time Frame:	Ongoing
Estimated Hours:	100 annually

MEASURE LU-D

Establish a program to determine and achieve appropriate jobs-housing balances for different areas of the county. [Policy LU-3m]

Responsibility:	Planning Department, Office of Economic Development, and Department of Community Services
Time Frame:	Develop program within three years of General Plan adoption. Annually review appropriateness of balance targets and make adjustments as appropriate.
Estimated Hours:	100 initially/180 annually

MEASURE LU-E

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

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

[Goal LU-5 and Mitigation Measure 5.14-1]

Responsibility:	Planning Department and TRPA
Time Frame:	Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan

	adoption. Modification of the County Zoning Code within one year of General Plan adoption.
Estimated Hours:	300 initially/80 annually

MEASURE LU-F

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 communications structures, and off-premise sign amortization. [Policies LU-6a, LU-6b, LU-6c, and LU-6d and Mitigation Measure 5.3-1(c)]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin inventory within one year of General Plan adoption. Prepare draft standards and ordinance text within two years. Adopt ordinance within five years.
Estimated Hours:	1500

MEASURE LU-G

Identify historic communities, create Historic Design Review Districts, adopt an ordinance, and create and adopt design standards or guidelines. [Policies LU-6e, CO-8a, and CO-9a]

Also refer to Measure CO-M in the Conservation and Open Space Element.

Responsibility:	Planning Department
Time Frame:	Begin identification of potential historic districts immediately upon General Plan adoption. Draft ordinance and standards prepared within two to three years. Adoption of district boundaries, ordinance, and guidelines within three years.
Estimated Hours:	1500

MEASURE LU-H

Review and identify needed revisions to the *County of El Dorado Design and Improvements Standards Manual*, including but not limited to the following:

- Standards applicable to the scale of development;
- Adequate pedestrian circulation;
- Transit access;
- On-street parking;

- Wildfire safety and emergency circulation;
- Enhancement of visual appeal; and
- Road capacity.

[Policies LU-3d, LU-3e, LU-3f, LU-3g, LU-4b, LU-6h, and LU-7a]

Responsibility:	Department of Transportation, and Planning Department, <u>and Environmental Management Department</u>
Time Frame:	Review manual within one year of General Plan adoption. Complete needed revisions within three years of General Plan adoption.
Estimated Hours:	2000

MEASURE LU-I

Research, draft, and adopt a Transfer of Development Rights (TDR) Ordinance. [Policy LU-7f]

Responsibility:	Planning Department and County Assessor
Time Frame:	Upon completion of the Zoning Ordinance update, begin research and development of the TDR draft ordinance. Adoption within six years of General Plan adoption.
Estimated Hours:	750

MEASURE LU-J

Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors. [Policies LU-9a and ED-1b]

Also refer to Implementation Measure ED-A in the Economic Development Element.

Responsibility:	Planning Department and Office of Economic Development
Time Frame:	Develop program within three years of General Plan adoption. Give first report to the Board of Supervisors within five years of General Plan adoption. Additional reports will be presented every five years thereafter.
Estimated Hours:	350 initially/150 annually

MEASURE LU-K

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies LU-9b and LU-9c]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption, and be repeated every two to five years thereafter.
Estimated Hours:	100 annually

MEASURE LU-L

Incorporate General Plan consistency review for all development proposals and capital improvement projects.

Responsibility:	Planning Department, Department of Transportation, Environmental Management Department, and General Services Department
Time Frame:	Beginning immediately upon General Plan adoption and ongoing thereafter, staff from all County departments shall review General Plan policies for conformance on all development proposals and capital improvement projects. The approving authority will be required to make findings that the proposed project is consistent with the General Plan.
Estimated Hours:	175 initially/4000 annually

NEW MEASURE LU-1

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. [Mitigation Measure 5.1-1]

<u>Responsibility:</u>	<u>Planning Department, Department of Transportation, Building Department, Environmental Management Department, and Board of Supervisors</u>
<u>Time Frame:</u>	<u>Creation of JPA within one year of General Plan adoption. Ongoing thereafter.</u>
<u>Estimated Hours</u>	<u>100 initially/80 annually</u>

NEW MEASURE LU-2

Develop and implement a program that addresses preservation of community separation, as outlined in Mitigation Measure 5.1-2. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Develop program within three years of General Plan adoption. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>200</u>

NEW MEASURE LU-3

Note: This new implementation measure is a choice between two options, depending upon which new policy is chosen (see Mitigation Measure 5.1-3(a)).

Option 1: 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.

OR

Option 2: 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.

[Mitigation Measure 5.1-3(a)]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Option 1: Establish program within one year of General Plan adoption.</u> <u>Option 2: Revise Zoning Ordinance within one year of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>Option 1: 200 initially/8000 annually</u> <u>Option 2: 1000 initially/4000 annually</u>

NEW MEASURE LU-4

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. [Mitigation Measure 5.1-3(b)]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Revise Zoning Ordinance within one year of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>Included in LU-A</u>

NEW MEASURE LU-5

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. [Mitigation Measure 5.3-1(b)]

<u>Responsibility:</u>	<u>Department of Transportation and Planning Department</u>
<u>Time Frame:</u>	<u>Prepare supporting information within three years of General Plan adoption in coordination with Implementation Measure LU-F. Submit formal application within 1 year of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>200</u>

**TRANSPORTATION AND CIRCULATION ELEMENT
IMPLEMENTATION PROGRAM**

MEASURE TC-A

Prepare and adopt a priority list of road and highway improvements for the Capital Improvement Program (CIP) based on a horizon of five years. The Board of Supervisors

shall update the CIP every two years, or more frequently as recommended by the responsible departments. The CIP shall prioritize capital maintenance and rehabilitation, reconstruction, capacity, and operational and safety improvements. Non-capital maintenance activities need not be included in the CIP. The CIP shall be coordinated with the five-year major review of the General Plan and shall be included in the annual General Plan review. [Policies TC-1k, TC-1m, and TC-1n]

Responsibility:	Department of Transportation, Planning Department, and Board of Supervisors
Time Frame:	First full fiscal year following General Plan adoption; every two years thereafter.
Estimated Hours:	800 annually

MEASURE TC-B

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. [Policies TC-1g and TC-1j and Mitigation Measure 5.4-3(a)]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.
Estimated Hours:	3500

MEASURE TC-C

Revise and update the Design and Improvement Standards Manual (DISM) to accomplish the following:

- Specify minimum rights-of-way and road surface widths for the County road system and other design requirements. [Policies TC-1a, TC-1b, TC-1p, and TC-4h];
- Specify minimum distance between access points onto the County road system [Policy TC-1a];
- Provide detailed specifications for new development improvements, including private roads dedicated to public use [TC-1a];
- Provide detail for bicycle facilities [Goal TC-4]; and
- Provide standards for the requirement of sidewalks in new development and capital improvement projects. [Goal TC-5]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Within two years following General Plan adoption.
Estimated Hours:	Included in LU-H

MEASURE TC-D

Continue to identify and pursue appropriate new funding sources for transportation improvements, road maintenance, and Department of Transportation operations. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policies TC-1k and TC-1l]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	120 annually

MEASURE TC-E

Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development. [Policies TC-1a and TC-1j]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption. Review and revise as necessary every five years thereafter.
Estimated Hours:	300 initially/150 annually

MEASURE TC-F

Develop and implement a countywide program to annually monitor county road and state highway segment and intersection conditions to ensure that acceptable Levels of Service are maintained. [Policies TC-1c and TC-1d]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.
Estimated Hours:	200 initially/1000 annually

MEASURE TC-G

Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas. [Policy TC-1o]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.
Estimated Hours:	200

MEASURE TC-H

Work with the El Dorado County Transportation Commission, the Tahoe Regional Planning Agency, and transit providers in the county to periodically review and update the short-range transit plans in the county. [Policy TC-2a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-I

Encourage transit providers, the El Dorado County Transportation Commission, the Tahoe Transportation District, and the Tahoe Regional Planning Agency, to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the county. The master plan should review the transit corridors in this element and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. Once adopted, the plan(s) should be reviewed and updated on a regular basis. [Policy TC-2a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-J

Work with the El Dorado County Transportation Commission, Tahoe Transportation District, the Tahoe Regional Planning Agency, and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way. [Policy TC-2b]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-K

Work with the El Dorado County Transportation Commission, Tahoe Transportation District, Tahoe Regional Planning Agency, and Sacramento Area Council of Governments Board to identify and pursue funding for transit. [Policy TC-2c]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-L

The County shall develop a funding mechanism that requires new development to pay for additional park-and-ride lots identified by Work with transit providers in the county, or the California Department of Transportation,; The County shall also work with transit providers in the county 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. [Policies TC-2b and TC-2d and Mitigation Measure 5.4-4]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing <u>Develop funding mechanism within one year of General Plan adoption. Work with transit providers will be ongoing.</u>
Estimated Hours:	40 annually

MEASURE TC-M

Update the *Bikeway Master Plan*, consistent with the Bicycle Transportation Act and in coordination with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and cities within the county. Emphasis shall be placed on establishing a safe and functional bicycle transportation system designed to provide direct routes to activity areas such as schools, employment centers, parks, and shopping centers, and link, where possible, existing and proposed national, state, regional, County, city, and local bikeways and recreational trails. [Policy TC-4a]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Plan Preparation: First full fiscal year following General Plan adoption. Plan Adoption: Second full fiscal year following General Plan adoption.
Estimated Hours:	1000

MEASURE TC-N

Continue to identify and pursue appropriate funding sources for bikeway construction. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policy TC-4a]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Ongoing
Estimated Hours:	160 annually

MEASURE TC-O

Work with other agencies to provide facilities that help link bicycles to other transportation modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. [Policy TC-4g]

Responsibility:	Department of Transportation, Planning Department, and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Ongoing
Estimated Hours:	140 annually

MEASURE TC-P

Use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. [Policy TC-6a]

Responsibility:	Planning Department
Time Frame:	Ongoing
Estimated Hours:	Included in LU-A

MEASURE TC-Q

Work with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support improvement, development, and expansion of rail service in El Dorado County. [Policy TC-6a]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-R

Participate with the El Dorado County Transportation Commission, the El Dorado County Transit Authority, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support the identification and designation of Transit Corridors.

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE TC-S

Develop and implement a program to ensure that the concurrency requirements contained in this Transportation and Circulation Element are being enforced. [Policies TC-1i and TC-1j]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.
Estimated Hours:	240

MEASURE TC-T

Develop and adopt a program of guidelines for reimbursement of development for costs associated with construction of regional road improvements. [Policy TC-1j]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	First full fiscal year following General Plan adoption.
Estimated Hours:	Included in TC-B

NEW MEASURE TC-1

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. [Policies TC-1p and TC-1u and Mitigation Measure 5.3-2]

<u>Responsibility:</u>	<u>Department of Transportation</u>
<u>Time Frame:</u>	<u>Revise manual within two years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>Included in TC-C and LU-B</u>

NEW MEASURE TC-2

Note: This new implementation measure offers a choice of one or more options. See Mitigation Measure 5.4-1 in the draft and final Environmental Impact Report documents.

Option 1:

Work with 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. [Mitigation Measure 5.4-1(a)]

and/or

Option 2:

El Dorado 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 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 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. [Mitigation Measure 5.4-1(b)]

and/or

Option 3:

Amend Table TC-2 to include the following roadway segments, which are projected to operate at LOS F in 2025:

Latrobe Road (PM Peak Hour)

Carson Creek to White Rock Road (Max. V/C 1.19)

White Rock Road to U.S. Highway 50 (Max V/C 1.20)

White Rock Road (PM Peak Hour)

Manchester Drive to Latrobe Road (Max V/C 1.13)

and/or

Option 4:

Identify right-of-way 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. [Mitigation Measure 5.4-1(d)]

and/or

Option 5:

Amend the General Plan Transportation and Circulation Element to (1) apply policies based on Measure Y policies through 2008; (2) provide for the possible readoption of those policies in 2008; (3) provide alternative level of service 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 acceptable level of service standards. [Mitigation Measure 5.4-1(e)]

<u>Responsibility:</u>	<u>Department of Transportation and Planning Department</u>
<u>Time Frame:</u>	<u>Option 1: Identify potential alignments within one year of General Plan adoption.</u> <u>Option 2: Develop monitoring program consistent with Measure TC-F within one year of General Plan adoption. Develop growth control program within one year of General Plan adoption.</u> <u>Option 3: Add segments to Table TC-2 within one year of General Plan adoption.</u> <u>Option 4: Identify right-of-way within one year of General Plan adoption. Update Circulation Map within two years of General Plan adoption.</u> <u>Option 5: Revise element as part of the final General Plan adoption package.</u>
<u>Estimated Hours</u>	<u>1000</u>

NEW MEASURE TC-3

Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized. [Mitigation Measure 5.10-1(b)]

<u>Responsibility:</u>	<u>Department of Transportation</u>
<u>Time Frame:</u>	<u>Develop procedure within one year of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>Included in LU-L</u>

NEW MEASURE TC-4

Develop and adopt a formal program to review signalized intersections that may benefit from synchronization. Include synchronization of intersections that could benefit in the Capital Improvement Program (see Measure TC-A). [Mitigation Measure 5.11-2(f)]

<u>Responsibility:</u>	<u>Department of Transportation</u>
<u>Time Frame:</u>	<u>Develop procedure within two years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>200</u>

HOUSING ELEMENT IMPLEMENTATION PROGRAM**MEASURE HO-A**

As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County's housing objectives. [Policies HO-1a and HO-1b]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Ongoing</u>
<u>Funding:</u>	<u>General Fund</u>
<u>Expected Outcome:</u>	<u>As part of long-term planning efforts, identify areas appropriate for future housing.</u>
<u>Estimated Hours:</u>	<u>40 annually</u>

MEASURE HO-B

Periodically review and update the capital improvement programs under the County’s control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County’s housing goals, policies, and implementation measures effectively applied. [Policy HO-1e]

Responsibility:	Planning Department, Department of Transportation, and General Services Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.
Estimated Hours:	60 annually

MEASURE HO-C

The County shall adopt a mandatory inclusionary housing ordinance that requires that a percentage of units in market-rate developments be affordable to very low, lower, and moderate income households. This ordinance will utilize the following methods to provide affordable housing: 1) Construction of housing on-site; 2) construction of housing off-site; 3) dedication of land for housing; and 4) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- A. Limiting the application of the ordinance to developments exceeding a certain size.
- B. Percentage of housing units required to be set aside as affordable and their level of affordability.
- C. Design and building requirements.
- D. Timing of affordable unit construction.
- E. Determination of a fee in lieu of developing affordable units.
- F. Developer incentives, such as cost offsets.
- G. Administration of affordability control.

[Policy HO-1f]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adoption of an inclusionary housing ordinance.
Estimated Hours:	2000 initially/200 annually

MEASURE HO-D

Evaluate County-owned surplus land to determine its suitability for workforce housing affordable to very low and lower income households. This evaluation should include identifying appropriate entities to hold or acquire such land and a process for transferring the properties to these entities, and should also include procedures for land swaps if sites more suitable for affordable housing are identified. [Policy HO-1s]

Responsibility:	Planning Department, General Services Department, and Department of Community Services
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adopted procedures
Estimated Hours:	120

MEASURE HO-E

Partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage housing affordable to very low and lower income families in order to expand their ability to serve the county. Partnerships Assistance may focus on ~~include~~ site identification, site acquisition, design standards, and identification of subsidy sources like Home Investment Partnership Program (HOME) funds, Community Development Block Grant (CDBG) monies, fee waivers, and expedited permit processing. [Policy HO-1r]

Responsibility:	Planning Department, Building Department, and Department of Community Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Partnerships with nonprofits for development of affordable housing
Objective:	400 units
Estimated Hours:	200 annually

MEASURE HO-F

Continue to implement the following incentive programs:

- Allow second residential units with single-family residences by right; and
- Allow “hardship mobile homes,” as defined in the Zoning Ordinance, as temporary second residential units in residential and/or agricultural zones.

Develop a method to track and record such units and extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Department of Community Services. [Policy HO-1r]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Ongoing; within one year of General Plan adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Continued use of these programs
Objective:	300 second units and 500 mobile homes in residential zones
Estimated Hours:	40 annually

MEASURE HO-G

Amend the Zoning Ordinance and Design and Improvement Standards Manual to consider more flexibility in ~~and relaxation of certain~~ development standards as incentives for affordable housing developments. Any amendments to development standards should consider site ~~and potential occupancy~~ characteristics. The specific standards that may be evaluated include, but are not limited to, the following:

- Reduction in minimum lot size to accommodate smaller units;
- Reduction in setbacks;
- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
- Reduction in street widths;
- Reduction in turning radius on cul-de-sacs;
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness;
- Reduction in the open space/recreational area requirements of high-density residential developments when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc;
- Increase in the allowable lot coverage for affordable housing developments; and
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

[Policy HO-1c]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Zoning Ordinance amendment(s)
Estimated Hours:	Included in LU-A and LU-B

MEASURE HO-H

Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications. [Policy HO-1r]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adoption of Density Bonus Ordinance
Objective:	400 150 units
Estimated Hours:	400

MEASURE HO-I

Adopt a fee waiver or fee reduction ordinance for non-profit and/or for-profit developers that construct housing in which a specified percent of the units are affordable to very low or lower income households. The ordinance may waive, reduce, or defer application processing fees, and/or service mitigation fees when either an alternative funding source is identified to pay these fees or deferral terms are met. The County will promote the benefits of this program to the development community by posting information on their website and creating a handout to be distributed with land development applications. [Policy HO-1g]

Responsibility:	Planning Department, Building Department, Environmental Management Department, Department of Transportation, and Department of Community Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adopted fee waiver/fee reduction ordinance
Objective:	225 units
Estimated Hours:	240

MEASURE HO-J

Work with the Tahoe Regional Planning Agency (TRPA) to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan. Such efforts may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Allowing affordable housing developments an exemption from the requirement to secure development rights;
- Increasing the density bonus for affordable housing developments to make them more financially feasible;
- Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program;
- Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and
- Developing an amnesty program for existing unpermitted units that would serve very low and low income households.

[Policies HO-1n and HO-3k]

Responsibility:	Planning Department; <u>and</u> Department of Community Services, and TRPA
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Adopted changes in the TRPA code to allow more affordable housing.
Estimated Hours:	160 annually

MEASURE HO-K

Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs. In order to ensure the security and longevity of the funds, the County should undertake the following activities:

- Identify major stakeholders and begin a Housing Trust Fund Campaign;
- Establish a task force or committee structure;
- Determine fund administration structure and an oversight body;
- Outline key responsibilities and administration funding;

- Evaluate revenue sources and establish a dedicated revenue source and dollar goal;
- Provide clear guidelines for the awarding of funds; and
- Determine program application procedures and criteria.

[Policy HO-1o]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Within two years of General Plan adoption.
Funding:	To be determined
Expected Outcome:	Establishment of a Housing Trust Fund
Estimated Hours:	Included in HO-C

MEASURE HO-L

Identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for affordable housing. [Policy HO-1j]

Responsibility:	Planning Department, Department of Community Services, and Office of Economic Development
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	County coordination with local financial institutions for financing programs under the Community Reinvestment Act.
Objective:	50 units financed
Estimated Hours:	100 annually

MEASURE HO-M

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

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Ongoing, depending on funding programs; within one year of General Plan adoption for public awareness component.
Funding:	General Fund and Technical Assistance Grants
Expected Outcome:	Applications for state and federal funding for affordable housing, including 2004 and 2005 CDBG funds with matching funds from the County.
Estimated Hours:	120 annually

MEASURE HO-N

Review the County’s residential development processing procedures to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:

- Prioritizing the development review process for projects that provide housing for very low and lower income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website.

[Policy HO-1c]

Responsibility:	Planning Department, Building Department, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Reduced processing time for affordable housing developments
Estimated Hours:	120

MEASURE HO-O

Evaluate the feasibility of adopting Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development. [Policy HO-1e]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption
Funding:	General Fund
Expected Outcome:	Adoption of an infill ordinance
Objective:	150 <u>200</u> units
Estimated Hours:	100

MEASURE HO-P

Investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

- A. Conduct an inventory of publicly owned land and examine the feasibility of that lands' use for housing development;
- B. Contact other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, and religious institutions to identify potential sites for acquisition;
- C. Evaluate the use of redevelopment set-asides and Housing Trust Funds monies for securing sites;
- D. Evaluate how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units; and
- E. Seek input from housing developers and the community on program objectives and constraints.

[Policy HO-1t]

Responsibility:	Planning Department, Department of Community Services, Chief Administrative Office, and Office of Economic Development
Time Frame:	Within one year of General Plan adoption
Funding:	General Fund
Expected Outcome:	New affordable housing program
Estimated Hours:	400

MEASURE HO-Q

Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:

- Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers;
- Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;
- Increase the income limits and the allowable sales price for the Home Investment Partnerships Program;
- Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;
- Grant the Lake Tahoe basin entitlement status for Community Development Block Grant (CDBG) funds; and
- Exempt affordable housing from the state prevailing wage law.

[Policy HO-1n]

Responsibility:	Chief Administrative Office, Planning Department, and Department of Community Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued support of legislative platform
Estimated Hours:	120 annually

MEASURE HO-R

Establish an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and programs. [Policy HO-1q]

Responsibility:	Chief Administrative Office, Planning Department, Department of Community Services, Building Department, Environmental Management Department, and Department of Transportation
Time Frame:	Establish working group upon adoption of the General Plan; ongoing thereafter.
Funding:	General Fund
Expected Outcome:	Increased interdepartmental coordination and better application of County policies and programs.
Estimated Hours:	240 annually

MEASURE HO-S

Develop a program to track the approval and status of employee housing. Tracking should be done by region within the County and specific type of employee such as farmworker and seasonal employee. [Policy HO-1u]

Responsibility:	Department of Community Services
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Increased coordination between HCD and the County.
Estimated Hours:	100

MEASURE HO-T

Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels. [Policy HO-1r]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption as part of revision to the Zoning Ordinance.
Funding:	General Fund
Expected Outcome:	Revised Planned Development combining zone district.
Estimated Hours:	Included in LU-A

MEASURE HO-U

Work with non-profit and for-profit developers to adopt ~~Adopt~~ development and design standards that would make affordable multifamily housing ministerial, requiring such housing to blend in with the surrounding area. [Policy HO-1p]

Responsibility:	Planning Department
Time Frame:	Within three years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Quicker turnaround of multifamily development applications; reduced cost for multifamily development; and minimization of constraints to new multifamily development.
Estimated Hours:	Included in LU-A

MEASURE HO-V

Consider ministerial approval of multifamily and/or affordable housing. [Policies HO-1f and HO-1p]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Report on ministerially approving multifamily and/or affordable housing.
Estimated Hours:	Included in LU-A

MEASURE HO-W

Pursue the establishment and implementation of a first-time homebuyers program. [Policy HO-1v]

Responsibility:	Department of Community Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund and HOME funds
Expected Outcome:	First-time homebuyers program
Estimated Hours:	100

MEASURE HO-X

Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services and continue to provide weatherization services to very low and lower income households. [Policy HO-2a]

Responsibility:	Department of Community Services
Time Frame:	Ongoing
Funding:	CDBG
Expected Outcome:	CDBG applications and weatherization grants annually
Objective:	800 units rehabilitated
Estimated Hours:	200 annually

MEASURE HO-Y

Continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the El Dorado County Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and

increased staffing and financial resources for the Department of Community Services. [Policies HO-2b, HO-3e, and HO-3d]

Responsibility:	Department of Community Services
Time Frame:	Ongoing
Funding:	Section 8 Housing Choice Voucher Program
Expected Outcome:	Achieve and maintain 100 percent lease-up or allocation utilization rate, and apply for additional fair share vouchers when eligible.
Estimated Hours:	100 annually

MEASURE HO-Z

Adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The ordinance may consider the following approaches to preserve affordable mobile home housing:

- Provide rent subsidies;
- Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;
- Establish rehabilitation loans to correct health and safety violations;
- Participate with mobile home residents in the state's Mobile Home Park Assistance Program;
- Require adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.

[Policies HO-3a and HO-3d]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion ordinance
Objective:	<u>200 Mobile Homes</u>
Estimated Hours:	200

MEASURE HO-AA

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policy HO-3b]

Responsibility:	Planning Department and Building Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing housing stock
Objective:	300 units preserved
Estimated Hours:	100 annually

MEASURE HO-BB

Annually update the list of all dwellings within the unincorporated county that are currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. [Policies HO-3a, HO-3g, HO-3h, and HO-3i]

Responsibility:	Department of Community Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list
Estimated Hours:	80 annually

MEASURE HO-CC

In all existing and new incentive or regulatory programs include a requirement to give at least a two-year notice prior to the conversion of any units of affordable housing to market-rate units. [Policy HO-3j]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Revisions to all housing incentive and regulatory programs.
Estimated Hours:	40

MEASURE HO-DD

Develop universal design standards to be included in new construction. Such features may include:

- Entrances to homes without steps;
- Hallways and doors that comfortably accommodate strollers and wheelchairs;
- Lever door handles and doors of the appropriate weight;
- Electrical outlets that can be accessed without having to move furniture;
- Rocker action light switches to aide people with a loss of finger dexterity;
- Showers that can accommodate a wheelchair and that have adjustable showerheads to accommodate people of different heights; and
- Kitchens with varying counter heights.

[Policies HO-4b and HO-4c]

Responsibility:	Planning Department and Building Department
Time Frame:	Within two years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	A greater number of homes that accommodate people of different abilities.
Estimated Hours:	60

MEASURE HO-EE

Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policy HO-4c]

Responsibility:	Planning Department and Building Department
Time Frame:	Within three years of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Review regulations, policies, and practices and amend, as appropriate; adopt Fair Housing ordinance.
Estimated Hours:	120

MEASURE HO-FF

Work with community and local organizations in providing community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including ~~consideration of funding for programs developed through interjurisdictional cooperation~~ and working with local organizations to annually apply for the End Chronic Homeless the Employment and Housing grant. [Policy HO-4d]

Responsibility:	Department of Community Services
Time Frame:	Ongoing
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	A “Continuum of Care” strategy
Estimated Hours:	80 annually

MEASURE HO-GG

As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters or transitional housing may be established by right or by Special Use Permit. Once that exercise is complete, identify ~~Identify potential suitable sites for use as establishment of~~ emergency shelters and transitional and permanent supportive housing, with characteristics appropriate for such use, including but not limited to proximity to public services and facilities; and accessibility to and from areas where homeless persons congregate; ~~and having zoning classifications that allow the siting of an emergency shelter or the conversion of an existing structure for such use.~~ [Policy HO-4d]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	<u>Zoning Ordinance to be updated within</u> Within one year of General Plan adoption. <u>Identification of sites to begin immediately thereafter.</u>
Funding:	General Fund and other
Expected Outcome:	Identification of suitable sites for emergency shelters
Estimated Hours:	Included in LU-A

MEASURE HO-HH

Implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access. [Policy HO-5a]

Responsibility:	Planning Department, <u>and</u> Building Department, and Department of Transportation
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Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	New subdivisions that are oriented for solar access, to the extent practicable.
Estimated Hours:	100 annually

MEASURE HO-II

Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction. This program will be promoted by posting information on the County's web site and creating a handout to be distributed with land development applications. [Policy HO-5a]

Responsibility:	Planning Department, Building Department, and Department of Community Services
Time Frame:	Ongoing; within one year of General Plan adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits.
Estimated Hours:	160 initially/60 annually

MEASURE HO-JJ

Promote programs that encourage efficient energy use, such as compact urban form, access to non-auto transit, non-traditional design, and use of traffic demand management into new and updated land use plans. [Policy HO-5b]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Policies that encourage efficient energy use.
Estimated Hours:	40 annually

MEASURE HO-KK

Provide resource and referral information regarding housing and tenant rights through brochures available at the Department of Community Services, the El Dorado County Library, other local social services offices, and on the County web site. [Policy HO-6a]

Responsibility:	Department of Community Services and the El Dorado County Library
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	More effective distribution of information regarding equal access to housing.
Estimated Hours:	60 annually

MEASURE HO-LL

Continue Develop a procedure to refer people who suspect discrimination in housing to the appropriate agency or organization for help. This is an ongoing effort by the County. [Policies HO-6b and HO-6c]

Responsibility:	Department of Community Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of information
Estimated Hours:	20 annually

MEASURE HO-MM

Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. [Policy HO-4b]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Reasonable Accommodations Ordinance
Estimated Hours:	160

MEASURE HO-NN

As part of the Zoning Ordinance update, ensure that the permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

<u>Responsibility:</u>	<u>Planning Department and Department of Community Services</u>
<u>Time Frame:</u>	<u>Zoning Ordinance to be updated within one year of General Plan adoption</u>
<u>Funding:</u>	<u>General Fund and other</u>
<u>Expected Outcome:</u>	<u>Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of farmworker housing</u>
<u>Estimated Hours</u>	<u>Included in LU-A</u>

PUBLIC SERVICES AND UTILITIES IMPLEMENTATION PROGRAM

MEASURE PS-A

Establish a means, either through formal agreement or through the identification of formal contacts, for various County agencies and departments to communicate with the following non-County public service and utility providers regarding planning for the provision of services and its relationship to the General Plan and the County’s long range or capital improvement programs:

- A. Water Providers
- B. Wastewater Treatment Providers
- C. Solid Waste Disposal and Recycling Providers
- D. Private Emergency Service Providers
- E. Arts and Cultural Activity Providers
- F. Public School Districts
- G. Utility Providers (e.g., electricity)

[Policies PS-1b, PS-1c, PS-2a, PS-2f, PS-3a, PS-8b, and PS-9c; Goal PS-10; and Policy ED-4a]

<u>Responsibility:</u>	<u>Environmental Management Department and Planning Department</u>
<u>Time Frame:</u>	<u>Establish mechanism within five years of General Plan adoption.</u>
<u>Estimated Hours:</u>	<u>400</u>

MEASURE PS-B

Review the County Code to identify revisions that could accomplish the following:

- Require and specify the nature of findings to be made by the approving body that a proposed project is consistent with the long range and capital improvement plans of

County and other service providers or, if not consistent, the conditions under which the project can be approved. [Policies PS-1d and PS-1e]

- Require all new commercial, industrial, research and development, and multifamily residential uses to have a plan to provide for the on-site collection, storage, and transfer of recyclable materials. The plan must be developed in coordination with the local solid waste franchisee and must be accepted by the approving body prior to project approval. [Policy PS-6b]
- Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities. [Policy PS-7c]
- Allow for childcare facilities as part of mixed-use development on lands zoned for commercial and multifamily uses. [Policy PS-9d]

Responsibility:	Planning Department
Time Frame:	Revise County Code within five years of General Plan adoption.
Estimated Hours:	80

MEASURE PS-C

Work with the Water Agency and water services providers to 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 they types of programs that must utilize reclaimed water and address the feasibility of such use, consistent with Mitigation Measure 5.5-1(c). Amend the County Code to include water use efficiency requirements, which may include:

- 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; ~~and~~
- Water-conserving agricultural irrigation practices; and
- Provide information/educational materials regarding water usage and conservation to the public.

Program development will require coordination with water service providers.

[Policy PS-3a, Mitigation Measure 5.5-1(c)]

Responsibility:	Planning Department and Building Department
Time Frame:	Develop and implement program within eight years of General Plan adoption.
Estimated Hours:	300

NEW MEASURE

Develop fuels management standards to apply to new development adjacent to forested areas and within greenbelts. [Policies HS-2a, HS-2b, HS-2d, and HS-3a]

Responsibility:	<u>Planning Department, Building Department</u>
Time Frame:	<u>Form working group within five years of General Plan adoption.</u>

MEASURE PS-D

Work with the Water Agency and water service providers to develop standards that identify the type(s) and scale(s) of projects for which the application of reclaimed wastewater is required. [Policy PS-3b]

Responsibility:	Planning Department and Environmental Management Department
Time Frame:	Develop guidelines within five years of General Plan adoption.
Estimated Hours:	200

MEASURE PS-E

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:

- ~~A. Water 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;~~
- ~~B. Method to evaluate/determine potential impact on other water users; and~~
- ~~C. Procedure to determine sustainability.~~

[Policies PS-2d and PS-2e and Mitigation Measures 5.5-1(b) and 5.5-3]

Responsibility:	Environmental Management Department and Planning Department
Time Frame:	Establish process and procedure within three years of General Plan adoption.
Estimated Hours:	400

MEASURE PS-F

Work with the Water Agency to develop and implement a program to identify areas having groundwater limitations. [Policy PS-2e]

Responsibility:	Planning Department and Environmental Management Department
Time Frame:	Develop and implement program within two years of General Plan adoption.
Estimated Hours:	200

MEASURE PS-G

Work with the Water Agency and water service providers to develop and implement a drought contingency plan. The plan should contain guidance for addressing both long-term solutions and short-term (emergency) drought situations. [Policy PS-2f]

Responsibility:	Planning Department
Time Frame:	Develop and implement program within five years of General Plan adoption.
Estimated Hours:	400

MEASURE PS-H

Establish a process to review discretionary permit applications reliant upon any non-public community wastewater treatment system for the ability to be adequately served by the proposed system. Process to include development of wastewater treatment standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed treatment method. [Policies PS-4a and PS-4d]

Responsibility:	Environmental Management Department
Time Frame:	Establish process and procedure within five years of General Plan adoption.
Estimated Hours:	200

MEASURE PS-I

~~Develop a program to encourage the recycling of construction waste~~ Prepare a Construction and Demolition Debris Diversion Ordinance for inclusion in the County Code. [Policy PS-6c and Mitigation Measure 5.6-3]

Responsibility:	Environmental Management Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	100

MEASURE PS-J

Establish a working group to develop and oversee implementation of minimum countywide standards for emergency response times, emergency access, emergency water supply and conveyance, and staffing ratios. Development of the minimum standards will not preclude emergency service providers from developing and implementing stricter standards for individual service areas. Standards developed by the working group and standards developed for the *Design and Improvement Standards Manual* must be consistent. [Policies PS-7a and PS-7b]

Responsibility:	Fire Protection Districts, Emergency Medical Services Agency, and Sheriff's Department, <u>and Department of Transportation</u>
Time Frame:	Develop and begin implementing standards within three years of General Plan adoption. Meet standard requirements within seven years of General Plan adoption.
Estimated Hours:	400

MEASURE PS-K

Consult with the Sheriff's Office on development applications to provide the opportunity for comment on the impact of development on law enforcement capabilities.

Responsibility:	Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE PS-L

Develop and implement a Library Master Plan to address the provision and distribution of library services throughout the county. [Policy PS-8a]

Responsibility:	County Library
Time Frame:	Develop and begin implementing Master Plan within three years of General Plan adoption.
Estimated Hours:	200

MEASURE PS-M

Establish a procedure for and the conditions under which coordination of the planning efforts of the County and the school districts will take place. [Policies PS-9a and PS-9c]

Responsibility:	Planning Department
Time Frame:	Establish agreement within five years of General Plan adoption.
Estimated Hours:	100

MEASURE PS-N

Establish a means, either through formal agreement or through the identification of formal contacts, to coordinate a long-term planning process with private utility providers regarding the location and types of future utility delivery facilities. [Goal PS-10]

Responsibility:	Planning Department, Department of Transportation, Environmental Management Department
Time Frame:	Establish agreement or contacts within two years of General Plan adoption.
Estimated Hours:	200

NEW MEASURE PS-1

The County shall 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). [Mitigation Measure 5.5-1(c)]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Ongoing</u>
<u>Estimated Hours</u>	<u>40 annually</u>

NEW MEASURE PS-2

Develop a process to coordinate with the El Dorado Irrigation District (EID) regarding design of water supply and infrastructure projects; design and construction of future

wastewater treatment capacity expansion projects; and continued use and expansion of recycled water facilities. [Mitigation Measures 5.5-2, 5.5-4, and 5.5-7]

Responsibility:	Planning Department and Building Department
Time Frame:	Develop and implement program within five years of General Plan adoption.
Estimated Hours	300

NEW MEASURE PS-3

Develop and implement an annual monitoring program for all septic systems installed consistent with Chapter 15.32 of the County Code. The program shall include guidelines for remediation of operational problems identified during monitoring. [Mitigation Measure 5.5-8]

Responsibility:	Environmental Management Department
Time Frame:	Develop and implement program within three years of General Plan adoption.
Estimated Hours	80 initially/100 annually

NEW MEASURE PS-4

The County shall compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. The information shall be posted on the Department’s Internet website and available in hardcopy format at the Development Services Public Counter.

Responsibility:	Environmental Management Department
Time Frame:	Develop and implement program within three years of General Plan adoption.
Estimated Hours	160 initially/40 annually

HEALTH, SAFETY, AND NOISE ELEMENT IMPLEMENTATION PROGRAM

MEASURE HS-A

Maintain emergency response procedures and programs, including agreements with other local, state, and federal agencies, to provide coordinated disaster response and programs to inform the public of emergency preparedness and response procedures. [Policies HS-1a, HS-1b, and HS-1c]

Responsibility:	Sheriff’s Department (Office of Emergency Services), County Administrative Officer, Department of Transportation , Environmental Management Department, and General Services Department
Time Frame:	Review and update, if necessary, the Operational Area Multi-Hazard Functional Emergency Operations Plans within five years of General Plan adoption. Review and update as necessary every five years thereafter.
Estimated Hours:	500 initially/80 annually

MEASURE HS-B

Work with the local Fire Safe Councils, fire protection districts, U.S. Forest Service, and California Department of Forestry and Fire Protection, and the California Highway Patrol to develop and implement a countywide Wildfire Safety Plan. The Wildfire Safety Plan shall focus on, but not be limited to, the following:

- Identification of areas having special or urgent needs for fire hazard reduction (may include “urban wildland interface communities within the vicinity of Federal lands that are a high risk of wildfire” as listed in the Federal Register of August 17, 2001);
- Public wildfire safety education and disclosure requirements;
- Basic fire protection standards for different areas of the county;
- Appropriate mitigation for development in areas having high and very high fuel hazards; ~~and~~
- Opportunities for fire fuel reduction; and
- Appropriate standards for open space and greenbelts.

Appropriate standards shall also be incorporated into the Design and Improvements Standards Manual, as appropriate.

[Policies HS-2a, HS-2d, and HS-3a]

Responsibility:	Planning Department, Department of Transportation , and Building Department
Time Frame:	Develop draft plan within three years of General Plan adoption.
Estimated Hours:	1000

MEASURE HS-C

Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information. [Policy HS-4a]

Responsibility:	Planning Department and Sheriff's Department (Office of Emergency Services)
Time Frame:	Develop program within five years of General Plan adoption.
Estimated Hours:	80

MEASURE HS-D

Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available. In its review of applications for building permits, discretionary project applications, and capital improvement proposals, the County shall determine whether the proposed project is within the 100-year floodplain based on these data. [Policies HS-5a and HS-5b]

Responsibility:	Planning Department, Building Department, Department of Transportation, and General Services Department
Time Frame:	Ongoing
Estimated Hours:	100 annually

MEASURE HS-E

Maintain and update the *Hazardous Waste Management Plan* for management of hazardous waste to protect the health, safety, and property of residents and visitors, and to minimize environmental degradation. [Policy HS-6a]

Responsibility:	Environmental Management Department
Time Frame:	Review and update, if necessary, within five years of General Plan adoption.
Estimated Hours:	200

MEASURE HS-F

Develop, implement, and update, as necessary, a plan for the storage, transport, and disposal of hazardous materials used at County-operated facilities. [Policy HS-6c]

Responsibility:	Department of Transportation and General Services Department
Time Frame:	Develop plan within five years of General Plan adoption.
Estimated Hours:	100

MEASURE HS-G

Collect and maintain information on sites known, or suspected to be contaminated by hazardous materials. The information shall include current data from the California Department of Toxic Substances Control's Hazardous Waste and Substance Sites List compiled pursuant to Section 65962.5 of the Government Code. [Policy HS-7a and Mitigation Measure 5.8-4]

Responsibility:	Environmental Management Department and Planning Department
Time Frame:	Ongoing
Estimated Hours:	200 annually

MEASURE HS-H

Develop and implement an air quality public education program. [Policy HS-8a]

Responsibility:	Air Quality Management District
Time Frame:	Develop program within three years of General Plan adoption.
Estimated Hours:	100

MEASURE HS-I

Investigate and report to the Board of Supervisors on the feasibility of augmenting the County fleet with fuel efficient and/or alternative fuel vehicles when existing vehicles are to be replaced. [Policy HS-8f]

Responsibility:	Environmental Management Department
Time Frame:	Report to the Board of Supervisors within six years of General Plan adoption.
Estimated Hours:	80

MEASURE HS-J

In cooperation with the County's solid waste franchisees, develop and implement a community green waste program to provide incentives for biomass production, composting, mulching, grinding, and chipping in lieu of outdoor burning. [Policy HS-9a]

Responsibility:	Environmental Management Department
Time Frame:	Develop program within ten years of General Plan adoption.
Estimated Hours:	200

MEASURE HS-K

To provide a comprehensive approach to noise control, adopt a Noise Ordinance that includes, but is not limited to, the following:

- A. Codify the noise standards contained in Policies HS-12a and HS-12b;
- B. Procedures to ensure that noise mitigation measures, as determined through an acoustical analysis, are implemented in the project review process and, if determined necessary, through the building permit process;
- C. Procedures to monitor compliance with the standards of the noise ordinance after completion of projects where noise mitigation measures were required; and
- D. Application of the noise standards to ministerial projects, with the exception of single-family residential building permits, if not in areas governed by the Airport Comprehensive Land Use Plans.
- E. Provisions for exemptions to alleviate health and safety hazards.

[Goals HS-12, HS-13, and HS-14]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop ordinance within five years of General Plan adoption.
Estimated Hours:	500

MEASURE HS-L

Review the Zoning Ordinance and identify changes that would accomplish the following:

- A. Include an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County’s public airports. The ordinance shall specify maximum density and minimum parcel size; ~~and~~
- B. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour; and
- C. Establish notification requirements regarding the Mather Airport approach zone for new development within that approach zone.

[Policies HS-11a and HS-14c]

Responsibility:	Planning Department
Time Frame:	Begin rewrite immediately upon General Plan adoption. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.
Estimated Hours:	200

MEASURE HS-M

Develop a working group with Sacramento County to address airport noise issues associated with Mather Airport. [Policy HS-14e]

Responsibility:	Planning Department
Time Frame:	Form working group within five years of General Plan adoption.
Estimated Hours:	100

NEW MEASURE HS-1

Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan. [Mitigation Measure 5.8-9(b)]

<u>Responsibility:</u>	<u>Environmental Management Department</u>
<u>Time Frame:</u>	<u>Adopt amendment within three years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>120</u>

NEW MEASURE HS-2

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) and posting of a “hazardous conditions” sign at the work site if the site has been determined to contain harmful levels of asbestos material.

<u>Responsibility:</u>	<u>Environmental Management Department and Department of Transportation</u>
<u>Time Frame:</u>	<u>Present ordinance to Board of Supervisors within three years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>200</u>

NEW MEASURE HS-3

Develop a program to track asbestos-related information as it pertains to El Dorado County. Report results to the Board of Supervisors annually. [Mitigation Measure 5.8-9(d)]

<u>Responsibility:</u>	<u>Environmental Management Department</u>
<u>Time Frame:</u>	<u>Develop program within one year of General Plan adoption. Report to the Board of Supervisors annually.</u>
<u>Estimated Hours</u>	<u>160 initially/20 annually</u>

NEW MEASURE HS-4

Enhance and maintain the Department of Environmental Management's public outreach program regarding naturally occurring asbestos. [Mitigation Measure 5.8-9(d)]

<u>Responsibility:</u>	<u>Environmental Management Department</u>
<u>Time Frame:</u>	<u>Ongoing</u>
<u>Estimated Hours</u>	<u>100 annually</u>

NEW MEASURE HS-5

Amend the County Code to include the following:

- A. Requirements and/or incentives for alternative fuel vehicle facilities and/or use (e.g., electric vehicle charging stations, preferred parking for alternative fuel vehicles); and
- B. A prohibition on the installation of wood-burning fireplaces.

[Mitigation Measure 5.11-2]

<u>Responsibility:</u>	<u>Environmental Management Department</u>
<u>Time Frame:</u>	<u>Develop program within one year of General Plan adoption. Report to the Board of Supervisors annually.</u>
<u>Estimated Hours</u>	<u>200 initially/40 annually</u>

NEW MEASURE HS-6

Develop and implement a wood stove replacement incentive program. Program development may be enhanced by coordination with other local and regional governmental and private entities. [Mitigation Measure 5.11-2(e)]

Responsibility:	Environmental Management Department
Time Frame:	Develop program within five years of General Plan adoption.
Estimated Hours	200

CONSERVATION AND OPEN SPACE ELEMENT IMPLEMENTATION PROGRAM

MEASURE CO-A

Review the County Code to identify revisions that accomplish the following:

- A. Provisions for ongoing, applicant-funded monitoring of project grading and erosion control measures. [Policies CO-1b and CO-1c]
- B. Buffer standards for new development on lands adjacent to lands with active mineral resource extraction activities. Buffer standards shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality. [Policy CO-2d]
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies CO-9a, CO-9b, CO-9c, and LU-6e and Mitigation Measure 5.13-1(d)]

Also refer to Measure LU-G in the Land Use Element

- D. Minimum lot sizes for new parcels created next to or within areas having the Mineral Resource (-MR) land use overlay designation. [Mitigation Measure 5.9-6(b)]
- E. Update the grading ordinance to address grading associated with ministerial development.

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Revise County Code Preparation of ordinance amendment within two years of General Plan adoption. Adoption of amendment within three years of General Plan adoption.
Estimated Hours:	600

MEASURE CO-B

Create guidelines for development projects that may affect surface water resources. The guidelines should include:

- Definition(s) of surface water resources;
- Criteria for determining the presence of surface water resources;
- Buffer standards; and
- Mitigation standards.

[Policies CO-3a and CO-3c]

Responsibility:	Environmental Management Department, Department of Transportation, and Planning Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	600

MEASURE CO-C

Prepare and adopt a riparian setback ordinance. [Policies CO-3c and CO-3d]

Responsibility:	Planning Department
Time Frame:	Within three years of General Plan adoption.
Estimated Hours:	200

MEASURE CO-D

Develop and implement Stormwater Management Plans (SWMP), consistent with the requirements of federal law. The SWMP shall include provisions for:

- A. Public education and outreach;
- B. Public participation and involvement;
- C. Illicit discharge detection and elimination;
- D. Construction site stormwater runoff control;
- E. Post-construction stormwater management in new development or redevelopment; and
- F. Pollution prevention/good housekeeping for municipal operations.

[Policy CO-4a]

Responsibility:	Department of Transportation, General Services Department, Environmental Management Department, Building Department, and Department of Agriculture
Time Frame:	Within three years of General Plan adoption.
Estimated Hours:	400

MEASURE CO-E

~~Develop a program to identify special status plant, fish, and wildlife species and their habitats present in the county. [Policy CO-5a]~~

Responsibility:	Planning Department
Time Frame:	Within five years of General Plan adoption. Ongoing maintenance.

MEASURE CO-F

~~Complete an important habitat inventory. The inventory method shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, the State Department of Fish and Game, and U.S. Fish and Wildlife Service. [Policy CO-6a]~~

Responsibility:	Planning Department
Time Frame:	Within five years of General Plan adoption.

MEASURE CO-G

Work cooperatively with the State Department of Fish and Game and U.S. Fish and Wildlife Service to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop implementation measures to incorporate in County development standards for ministerial and discretionary projects, which may include the following:

- Identification of compatible land uses within preserve sites, which may include passive recreation, research and scientific study, and interpretive education; and
- Development of a fuels management and fire protection plan to reduce fire hazards at the interface between rare plant preserve sites and residential land uses.

[Policies CO-5a through CO-5e]

Responsibility:	Planning Department
Time Frame:	Ongoing implementation to continue immediately upon General Plan adoption. Development standards to be incorporated into updated Zoning Ordinance and design standards programs.
Estimated Hours:	100 annually

MEASURE CO-H

Develop guidelines for the preparation of geological safety, surface water feature, and biological study reports. [Policies CO-1d, CO-3e, CO-3f, CO-5e, and CO-6b]

Responsibility:	Planning Department, Environmental Management Department, and Department of Transportation
Time Frame:	Develop guidelines within five years of General Plan adoption.
Estimated Hours:	320

MEASURE CO-I

~~Develop integrated natural resources management plan that addresses and integrates conservation and management planning for a number of natural resources. The management plan should address the following:~~

- ~~A. Coordination among local, state, and federal agencies having jurisdiction over natural resources within the county;~~
- ~~B. Public involvement in natural resource management planning and implementation;~~
- ~~C. Conservation and restoration of large and contiguous native habitats;~~
- ~~D. Thresholds of significance for the loss of various habitats and/or resources;~~
- ~~E. Connectivity of large and contiguous native plant communities, native habitats, and other important habitat features;~~
- ~~F. Permanent protection of important habitat features through means such as utilization of Open Space and Natural Resource land use designations or zoning, clustering, large lot design, setbacks, or other appropriate techniques;~~
- ~~G. Incentive programs;~~
- ~~H. Monitoring of the plan’s goals and objectives; and~~
- ~~I. Adaptive management.~~

Develop 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 stream, river, and lake;
 - 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).
- C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources due to projects approved by the County that are unable to avoid impacts to 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.
- 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. All land acquired shall be added to the Ecological Preserve overlay area.
- E. Habitat Management. Each property or easement acquired through the INRMP should be evaluated to determine if 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 overcrossings that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.

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.

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.

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.

[Policy Policies CO-6a, CO-6b, and CO-6c and Mitigation Measures 5.12-1(i), 512-1(j), and 5.12-1(k)]

Responsibility:	Planning Department
Time Frame:	<u>Develop plan within five years of General Plan adoption initial habitat protection strategy; develop and implement mitigation assistance program; and develop and implement conservation fund within two years of General Plan adoption. Develop framework for acquisition strategy and monitoring program within three years of General Plan adoption. Begin actual acquisition after completion of the initial inventory and mapping; develop management strategies as properties are acquired.</u> <u>Adaptive management of the entire program will be ongoing.</u>
Estimated Hours:	4000

MEASURE CO-J

Develop and adopt an Oak ~~Woodland~~ Resources Management Plan. The plan ~~should contain~~ shall address the following:

- A. Mitigation Canopy protection standards outlined in Policy CO-6c [as revised];
- 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, including the use of native species; and
- E. Heritage/landmark tree protection standards; and
- F. An oak tree preservation ordinance as outlined in Policy CO-7a [as revised].

[Policies CO-6a and CO-7a; Mitigation Measures 5.12-1(k) and 5.12-1(l);]

Responsibility:	Planning Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	400

MEASURE CO-K

Develop and adopt standards for the an Important Biological Corridor (-IBC) Overlay District. Lands located within the overlay district may be subject to the following provisions:

- A. Increased minimum parcel size;
- B. Higher canopy retention standards and/or different mitigation standards/thresholds for oak woodlands;
- C. Lower threshold for grading permits;
- D. Higher wetland/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- E. Increased riparian corridor and wetlands setbacks;
- F. Greater protection for rare plants (e.g., no disturbance at all or only disturbance as recommended by USFWS/DFG);
- G. Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- H. Approval of discretionary building permits or some other “site review” to ensure that canopy is retained, etc;
- I. More stringent standards for lot coverage, floor area ratio (FAR), and building height; and

J. No hindrance to wildlife movement (e.g., no fences that would restrict wildlife movement).

[Policy CO-6d]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Estimated Hours:	1000

MEASURE CO-L

Develop and adopt a Cultural Resources Preservation Ordinance. The ordinance should address, but not be limited to, the following:

- A. Mapping of sensitivity areas for cultural resources;
- B. Development of project review standards (both ministerial and discretionary projects); and
- C. Provisions for on-site monitoring of all ground-disturbing development that results in significant ground disturbance for historic, prehistoric, and paleontological resources;
- D. Buffer and setback standards;
- E. Definition(s) of cultural and historic resources significant to the County; and
- F. Guidelines for supporting the recordation of historic districts, sites, building, and objects in the National Register of Historic Places, in the California Register of Historic Resources, or as a California Point of Historic Interest.

[Policies CO-8a, CO-8b, ~~and~~ CO-8c, CO-8e, CO-9e, and CO-10-b; and Mitigation Measures 5.13-1(b), 5.13-1(c), and 5.13-1(g)]

Responsibility:	Planning Department, and Department of Transportation, <u>and General Services Department</u>
Time Frame:	Adoption of procedural requirements and standards within two years of General Plan adoption. Completion of sensitivity mapping within five years.
Estimated Hours:	500

MEASURE CO-M

The Planning Department shall maintain a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. The database will be developed using existing information on file with the County and

at the Northern California Information Center and information provided by local historians. Information may be made available to qualified individuals/organizations consistent with state and federal law. [Policy CO-8a and CO-8c and Mitigation Measure 5.13-1(f)]

Responsibility:	Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

MEASURE CO-N

Investigate becoming a Certified Local Government through the State Office of Historic Preservation. [Policy CO-8e]

Responsibility:	Planning Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	80

MEASURE CO-O

~~Identify Historic Design Control Districts and adopt an ordinance amendment implementing historic design review requirements. [Policies CO 9a, CO 9b, and CO 9c]~~

Also refer to Measure LU-H in the Land Use Element.

Responsibility:	Planning Department
Time Frame:	Within five years of General Plan adoption. Ordinance amendment may be included as a part of general Zoning Ordinance update.

MEASURE CO-P

~~Develop standards for use of native plants in landscaping. [Policy CO-12a]~~

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption or as part of the development of revised design review guidelines.

NEW MEASURE CO-1

Amend the Grading Ordinance to incorporate the provisions of Mitigation Measure 5.9-4(c).

<u>Responsibility:</u>	<u>Department of Transportation and Department of Agriculture</u>
<u>Time Frame:</u>	<u>Bring ordinance amendment to the Board of Supervisors within three years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>100</u>

NEW MEASURE CO-2

Note: this implementation measure would only be included if the decision makers choose the second option under Mitigation Measure 5.9-5(a).

Present a proposal to the voters that would amend Section 17.14.095 of the County Code (Measure A) such that new strip or open pit mining would be allowed within 10,000 feet of lands having the Rural Lands or Public Facility General Plan land use designations. Based on the results, Review and revise, as necessary, the land use designations of parcels within Mineral Resource (-MR) land use overlay areas on the adopted General Plan Land Use map so that the base land use is compatible with the –MR overlay designation. [Mitigation Measure 5.9-5(a)]

<u>Responsibility:</u>	<u>County Counsel and Planning Department</u>
<u>Time Frame:</u>	<u>Present proposal to voters within one year of General Plan adoption. Revise land use map within one year of voting result.</u>
<u>Estimated Hours</u>	<u>200</u>

NEW MEASURE CO-3

Review and revise, as necessary, the land use designations of parcels within Mineral Resource (-MR) land use overlay areas on the adopted General Plan Land Use map so that the base land use is compatible with the –MR overlay designation. [Mitigation Measure 5.9-5(b)]

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Time Frame:</u>	<u>Revise land use map within one year of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>40</u>

AGRICULTURE AND FORESTRY ELEMENT IMPLEMENTATION PROGRAM

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

1. Include provisions requiring supplemental findings for approval of special use permits that have the potential to affect agricultural lands or timberlands and agricultural or timber production. These findings should verify that the proposed use:
 - Will not substantially detract from agricultural production or timber production, as appropriate, in the surrounding area;
 - Will not intensify existing conflicts or create new conflicts beyond that allowed by the Right to Farm Ordinance and other applicable laws between adjacent residential areas and agricultural or timber production activities, as appropriate;
 - Will not isolate agricultural or timberlands located between the project site and other nonagricultural or nontimberlands;
 - Will not hinder access to water and public roads, or otherwise cause physical conflicts with the continuation or development of the agricultural or timber production activity; and
 - For public facilities, the placement of such facilities on agricultural land is in the public interest and will not conflict with the other goals and policies of this General Plan.
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. 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. 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;
3. Update and revise the Right to Farm Ordinance to include a provision to place a deed restriction on all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities;
4. Provisions requiring alternative and/or supplemental findings for approval for special use permits to establish additional dwellings for permanent and seasonal agricultural employees;

5. A minimum 160-acre parcel size for timber production lands within areas designated Natural Resource (NR) and generally above 2,500 feet elevation (except where smaller timber-producing parcels already exist);
6. A minimum 40-acre parcel size for non-Timber Production Zone timberlands within areas designated Natural Resource (NR) and generally located below 2,500 feet elevation (except where smaller timber-producing parcels already exist); ~~and~~
7. Provisions that address minimum parcel sizes of timberland, suitable densities of adjacent nontimberlands, and setbacks of adjacent nontimberlands from timberlands in order to protect ongoing and future timber production;
8. Standards for agricultural fencing on residential parcels adjoining grazing lands; and
9. Provisions that permit ranch marketing activities that support agricultural production.

[Policies AF-1d, AF-1e, AF-1g, AF-3a, and AF-4a; Mitigation Measures 5.2-1(d), 5.2-1(e), and 5.2-1(f)]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Revise Zoning Ordinance within five <u>one</u> years of General Plan adoption.
Estimated Hours:	200 (in addition to LU-A)

MEASURE AF-B

Develop and implement a procedure for processing requests to apply the Agricultural Land (A) designation. [Policy AF-1a]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Develop procedure within five years of General Plan adoption.
Estimated Hours:	40

MEASURE AF-C

Develop and implement a procedure for evaluating the suitability of land for forest production uses, a process to review and update *The Procedure for Evaluating the Suitability of Land for Agricultural Use* (1993), and to implement recommendations made pursuant to the guidelines of each procedure. [Policies AF-1b and AF-4a]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Develop procedure for forest production lands and revise current agricultural land procedure within ten years of General Plan adoption.
Estimated Hours:	80

MEASURE AF-D

Develop and implement new programs to ensure the long-term conservation, enhancement, and use of viable agricultural lands, including grazing lands.

[Policies AF-1c and AF-1g]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Develop new initial program(s) within five years of General Plan adoption.
Estimated Hours:	200

MEASURE AF-E

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 zoned for agriculture. 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. [Policies AF-1d, AF-1f, AF-1g, and AF-4a; Mitigation Measure 5.2-2]

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	80

MEASURE AF-F

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. [Policy AF-1f and Mitigation Measure 5.2-1(c)]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Establish threshold within five years of General Plan adoption. Establish procedure for review and mitigation within eight years of General Plan adoption.
Estimated Hours:	300

MEASURE AF-G

Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock and to develop and implement incentive-based programs to retain the distribution and use of lands currently used for grazing or suitable for sustained grazing of domestic livestock. [Policy AF-1g]

Responsibility:	Department of Agriculture
Time Frame:	Within eight years of General Plan adoption.
Estimated Hours:	120

MEASURE AF-H

Adopt a procedure for evaluating the suitability of forestlands for timber production. The procedure should address:

- A. Identification of land as Timberland Production Zone (TPZ) pursuant to the Forest Taxation Reform Act of 1976;
- B. Nonforestry-related development on lands identified as Natural Resource (NR) on the General Plan Land Use Map and zoned TPZ; and
- C. The identification of new or reclassification of existing forestlands for assignment of the NR land use designation and/or the TPZ designation.

[Policies AF-4a and AF-4b]

Responsibility:	Department of Agriculture
Time Frame:	Within eight years of General Plan adoption.
Estimated Hours:	100

PARKS AND RECREATION ELEMENT IMPLEMENTATION PROGRAM**MEASURE PR-A**

Prepare and implement a *Parks Master Plan* and Parks and Recreation Capital Improvement Program. [Policies PR-1a and PR-4b]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Adopt Master Plan within five years of General Plan adoption. Review and update every ten years thereafter.
Estimated Hours:	2000

MEASURE PR-B

Maintain and implement the *El Dorado County River Management Plan* (Environmental Stewardship & Planning 2001) for management of recreational activities on the South Fork of the American River. [Policy PR-2b]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Review and update the plan within eight years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.
Estimated Hours:	800 initially/100 annually

MEASURE PR-C

Establish a working group or formal contacts to coordinate the actions of resource-based recreation providers in the county, including the Airports, Parks, and Grounds Division of the County General Services Department. Develop a plan to address recreation planning, promotion of recreational tourism, and review of projects with the potential to affect resource-based recreation. [Policies PR-2c, PR-4b, and PR-6b]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Develop working group or contacts within five years of General Plan adoption. Develop plan to address planning and project review within three years thereafter. Coordination will be ongoing.
Estimated Hours:	400 initially/120 annually

MEASURE PR-D

Develop a plan to address coordination of the Airports, Parks, and Grounds Division of the General Services Department's planning processes with those of other County departments, service districts, cities, and private organizations. [Policies PR-4a and PR-4b].

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Develop plan within five years of General Plan adoption. Coordination will be ongoing.
Estimated Hours:	100 initially/40 annually

MEASURE PR-E

Update the *Bikeway Master Plan* and *Hiking and Equestrian Trails Master Plan*. Both plans shall contain provisions for regular plan monitoring and updating. [Policies PR-1a, PR-3a, and PR-4b]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division and Department of Transportation
Time Frame:	Update both plans within three years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.
Estimated Hours:	400 initially 40 annually

MEASURE PR-F

Develop and implement a program to identify and pursue alternative methods to fund and/or support the acquisition and operation of parks and recreation facilities, including raw land. Funds may be used by the Airports, Parks, and Grounds Division of the County General Services Department or transferred to other public parks and recreation providers as deemed appropriate. The alternative funding plan may be part of the Parks and Recreation Master Plan. [Policy PR-5b]

Responsibility:	General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Adopt plan within five years of General Plan adoption. Implementation will be ongoing for the life of the General Plan.
Estimated Hours:	80 initially/40 annually

MEASURE PR-G

Develop and implement a program to encourage major recreational event sponsors to hold events in El Dorado County. [Policy PR-6a]

Responsibility:	Office of Economic Development
Time Frame:	Develop and begin implementation of the program within ten years of General Plan adoption.
Estimated Hours:	100

MEASURE PR-H

Develop and implement a plan to coordinate with the State Department of Housing and Community Development regarding development and operational standards for privately operated overnight camping facilities. [Policy PR-6d]

Responsibility:	Planning Department
Time Frame:	Adopt and begin implementation of the plan within ten years of General Plan adoption.
Estimated Hours:	40

NEW MEASURE PR-1

Develop and implement a parks and recreation fee program that addresses the following:

- A. For projects subject to Quimby Act requirements, additional fees for the actual construction and maintenance of parks and recreation facilities;
- 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
- C. Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.

[Mitigation Measure 5.7-5]

<u>Responsibility:</u>	<u>Planning Department and General Services Department, Airports, Parks, and Grounds Division</u>
<u>Time Frame:</u>	<u>Develop and implement program within five years of General Plan adoption.</u>
<u>Estimated Hours</u>	<u>500</u>

ECONOMIC DEVELOPMENT ELEMENT IMPLEMENTATION PROGRAM

MEASURE ED-A

Establish an economic advisory body and develop and implement an Economic Policy Framework. The Economic Policy Framework shall address, but not be limited to, the following subjects:

- A. Coordination with other local governments, organizations, and private businesses to facilitate development of a regional economic approach;
- B. A business education and information program to promote communication and problem solving between business and government;
- C. Incentives and tax credits to local businesses;
- D. Business outreach, recruitment, and marketing programs;
- E. Readily available facilities to support new or expanded business in the county;
- F. Creation of a community development corporation to provide start-up financing and other services to develop new or expanded business;
- G. Alternative, revenue-generating uses of noncommercial, nonindustrial, and nonresearch and development lands;

- H. Demand for and distribution of types and amounts of business enterprises in the county;
- I. Programs that focus on training and employment of El Dorado County residents within the county;
- J. Compilation and maintenance of a directory of lands and buildings suitable for business use, including an inventory of available public facilities and services for each site;
- K. Identifying potential redevelopment areas and creating a Redevelopment Agency;
- L. Monitoring countywide employment and wage trends; and
- M. Establishing a fiscal and economic information database.

[Policies ED-1a and ED-1b]

Responsibility:	Office of Economic Development
Time Frame:	Identify and seat advisory body within five years of General Plan adoption. Develop and begin implementation of the Economic Policy Framework within eight years of General Plan adoption. Support the Economic Policy Framework for the life of the General Plan.
Estimated Hours:	600 initially/40 annually

MEASURE ED-B

Establish a development services review team, which will work with staff of all community development departments to revise development permit processing procedures as directed by the Board of Supervisors. [Policy ED-2a]

Responsibility:	Office of Economic Development, Building Department, Planning Department, Department of Transportation, and Environmental Management Department
Time Frame:	First review presented to Board of Supervisors by June 30, 2005.
Estimated Hours:	120

MEASURE ED-C

Develop and implement a method to review General Plan amendments for consistency with the County’s economic policies and programs as identified by the Office of Economic Development. [Policy ED-2b]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Complete methodology within one year of General Plan adoption. Thereafter, review of General Plan amendments will be as needed for the life of the General Plan.
Estimated Hours:	40 annually

MEASURE ED-D

Develop a method to plan for and, at the time of proposed development, analyze the diversity of business development for lands identified as Commercial (C) on the General Plan Land Use Map. [Policy ED-3a]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Complete methodology within five years of General Plan adoption. Thereafter, review of General Plan amendments will be as needed for the life of the General Plan.
Estimated Hours:	120

MEASURE ED-E

Identify and pursue funding to sustain existing and to promote new arts and tourism-related industries. [Policy ED-5a]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing
Estimated Hours:	80 annually

MEASURE ED-F

Pursue funding to sustain existing small businesses and new businesses through the Economic Development Block Grant Program and Revolving Loan Fund. [Policy ED-1c]

Responsibility:	Department of Community Services and Office of Economic Development
Time Frame:	Annually; ongoing.
Estimated Hours:	200 annually