El Dorado County TGPA/ZOU Draft Program EIR

County of El Dorado

SCH # 2012052074

Prepared by ICF International

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EL DORADO COUNTY TGPA/ZOU DRAFT PROGRAM EIR

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ES.1 Project Overview and Brief Description

El Dorado County (County) is proposing targeted amendments to certain General Plan policies and land use designations (TGPA) and a comprehensive update to the Zoning Ordinance (ZOU). The TGPA and the ZOU considered together (TGPA/ZOU) constitute the proposed project (project) under the California Environmental Quality Act (CEQA). The preliminary draft TGPA and draft comprehensive ZOU were circulated for public review and comment. Comments received during the review process were taken into consideration in the proposed TGPA and ZOU.

The project does not include any site-specific development proposals, although it does include adoption of guidelines for mixed-use development. Rather, it is limited to amendments to General Plan policies and a comprehensive revision of the Zoning Ordinance. Consequently, the project will not have any direct impacts on the environment. This Draft Environmental Impact Report (DEIR) examines the project's indirect impacts: reasonably foreseeable outcomes of future development that would rely upon the amended general plan policies or updated Zoning Ordinance.

The following is a brief description of the project. More detailed information is available in Chapter 2, *Project Description*. Figure ES-1 shows the regional location of the project.

ES.1.1 TGPA

The TGPA consists of a limited set of amendments to the County's adopted General Plan.

- **Map corrections**. The TGPA includes a limited number of corrections to Land Use Map errors on individual parcels (approximately one tenth of one percent of the existing parcels) discovered subsequent to the adoption of the General Plan in 2004.
- **Camino/Pollock Pines Community Region.** The existing Community Region is proposed to be split into three Rural Centers to better reflect the character of the communities of Camino, Cedar Grove, and Pollock Pines. Together, the Rural Centers would encompass the same area as the Community Region. No changes are being proposed to land use designations on individual parcels.
- **Agricultural District Boundaries.** The Agricultural District overlay applies in combination with another land use designation to identify rural areas that are important to the county's agricultural economy. The total current acreage of the Agricultural Districts is 49,141. The TGPA would add 17,241 acres to the Districts and remove 137 acres that have been determined unsuitable for agricultural use. Including a parcel in or excluding a parcel from the Agricultural District overlay does not change the underlying General Plan land use designation.
- **Policy 2.1.1.3.** Commercial/Mixed Use (in Community Regions). This policy would increase the maximum density for the residential portion of mixed-use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre.
- **Policy 2.1.2.5**. Commercial/Mixed Use (in Rural Centers). This policy would increase the maximum density for the residential portion of mixed-use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre.

- **Policy 2.2.1.1 and Table 2-1.** Commercial and Industrial. The General Plan states that commercial designations are "considered appropriate only within Community Regions and Rural Centers." Industrial designations are allowed in Community Regions and Rural Centers, but in Rural Regions only when "constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization."
- The TGPA would amend current policy restrictions that prohibit commercial and industrial land use designations in the Rural Regions.
- **Policy 2.2.1.2.** Commercial/Residential Mixed Use. The following sentence would be deleted: "The residential component of the project shall only be implemented following or concurrent with the commercial component." This would allow residential use to precede commercial development in mixed-use projects.
- **Policy 2.2.1.2.** Industrial**.** The requirement that industrial lands be restricted to areas within, or in close proximity to Community Regions and Rural Centers would be deleted. The requirement that industrial lands in rural regions have more limited industrial uses—for support of agriculture and natural resource uses—would be deleted.
- **Policy 2.2.1.2.** Multifamily Residential (MFR). The minimum allowable density for the MFR designation in the current General Plan is 5 dwelling units per acre, with a maximum density of up to 24 dwelling units. The TGPA would amend the MFR designation to encourage a full range of housing types including small lot, single-family detached design without a requirement for a planned development. The project would specify that mixed-use development within Community Regions and Rural Centers that combine commercial and residential uses shall be permitted under the MFR designation.
- **Policy 2.2.1.2.** High Density Residential. The requirement for a planned development application on projects of three or more dwelling units per acre to allow for additional moderate-income housing options would be deleted.
- **Policy 2.2.1.2.** The policy to refer to General Plan Objective 7.6.1 and to allow for additional moderate income housing options would be amended.
- **Table 2-2.** Land Use Densities and Residential Population Ranges. This table would be amended to reflect the above increases in maximum residential densities for commercial/residential mixed use from 16 to 20 dwelling units per acre. The proposal circulated with the Notice of Preparation also included increasing density for multifamily residential from 24 to 30 dwelling units per acre; however, that proposal has been abandoned.
- **Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4.** The 30% open space requirement for Planned Development in Community Regions and Rural Centers to allow less than 30% of "improved open space" on site would be amended.
- **Table 2-4.** General Plan Land Use Designation and Zoning District Consistency Matrix. This table would be amended as necessary to reflect Zoning Ordinance Update revisions.
- **Policy 2.2.4.1.** Density Bonus. The density bonus criteria would be amended for clarity and consistency with General Plan policies 2.2.3.1 and 2.2.3.2, which establish additional criteria required to qualify for a residential density bonus.
- **Policy 2.2.5.4.** Planned Development. This policy, requiring a Planned Development application on projects requesting the creation of 50 parcels or more to allow for additional moderate-income housing, would be deleted.

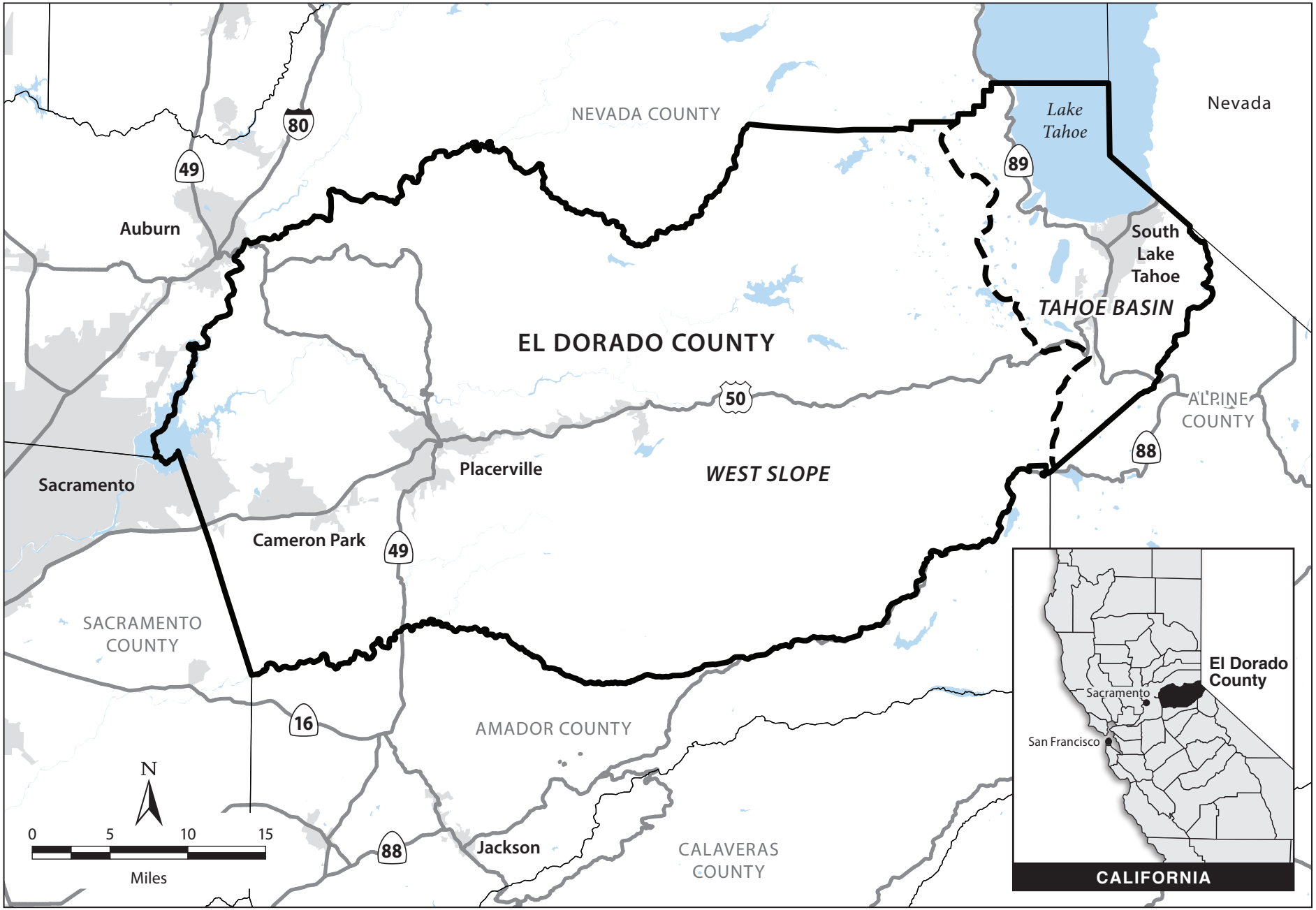

Figure ES-1
Regional Location

- **Policy 2.2.5.8.** Neighborhood Services zoning district. The policy creating the Neighborhood Services zoning district and allowing for neighborhood service uses to be met in related commercial and residential zones would be deleted.
- **Policy 2.2.5.10.** Agricultural Support Services. The policy that requires a special use permit for agriculture support services would be amended; standards and permit requirements for such uses would be incorporated into the Zoning Ordinance.
- **Policy 2.4.1.3.** Design Historic (-DH) combining zone district for Clarksburg. The policy would be amended to recognize the historical town sites of El Dorado and Diamond Springs.
- **Policy 2.5.2.1.** Mixed-use development would be allowed in neighborhood commercial centers. Currently, this policy allows residential use on the second story, but does not mention mixed use by name.
- **Policies 2.9.1.2, 2.9.1.3, and 2.9.1.4.** Five-year Amendment Intervals. Criteria for establishing Community Region and Rural Center boundaries would be amended by deleting the restriction that boundaries can be amended every 5 years; this revision would allow revisions to the boundaries to be initiated by Board of Supervisors whenever necessary.
- **New Policy 2.1.4.5.** This policy would set criteria for and identify infill sites and opportunity areas and provide, through an implementation measure, incentives for development of these vacant/underutilized areas. Implementation may support the use of mixed-use and "form-based" codes. These policy changes would not include amending the land use designations or increasing the densities currently provided for in the General Plan.
- **Policies TC-1a, TC-1b, and Table TC-1.** County Roadway Standards. These policies and table in the Transportation and Circulation Element would be revised to allow for narrower streets and roadways when needed to accommodate "complete streets" per state law or mixed-use development.
- **Policies TC-1m, TC-1n(B), TC-1w.** Road Improvements. These policies would be amended to make minor modifications to clarify language: TC-1m—delete "of effort"; TC-1n(B)—replace "accidents" with "crashes" to be consistent with transportation industry standard language; and TC-1w—delete "maximum."
- **Table TC-2, Policy TC-Xb, and Policy TC-Xd.** Level of Service Standards. This revision entails moving Table TC-2 to another document; if it is moved, all references to TC-2, including the references in TC-Xb and TC –Xd, would be amended.
- **Policy TC-Xb (C).** Roadway Capacity. This would be a minor amendment to refer to "Figure TC-1" when referencing the circulation diagram.
- **Policy TC-Xg.** Right of Way Dedications. This amendment would clarify the requirement that development may be required to dedicate right-of-way, fund design and construction, and/or fund all improvements necessary to mitigate the effects of traffic from the project.
- **Policy TC-Xi.** Planning for U.S. Highway 50 Widening. This policy would be amended to allow for coordination of regional projects to be delivered on a schedule agreed to by related regional agencies, thereby excluding regional projects from the scheduling requirements of the policies of the General Plan.
- **Policies TC-4a, TC-4d, and TC-4f.** Bicycle Routes. Language in these policies would be amended to ensure consistency with subsequently adopted documents and plans.

- **Policies TC 4i, TC-5a, TC-5b, and TC-5c.** Paths and Sidewalks. These policies would be amended to provide more flexibility as to when sidewalks are required. Requirements and enforcement would be included in subsequently adopted design standards and guidelines.
- **New Goal and associated policies.** A goal and policies would be added to provide for CEQA streamlining opportunities for qualified projects that are consistent with the Metropolitan Transportation Plan.
- **New Policy.** A new policy would be added to support the development of new or substantially improved roadways to accommodate all users—bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists—to comply with the requirements of the Complete Streets Act of 2008. An implementation measure would be added to update the applicable manuals and standard plans to incorporate elements in support of all users.
- **Objectives 5.1.1, 5.1.2, and Table 5-1.** Planned Adequate Infrastructure. The Public Services and Utilities policies and table would be amended as needed to clarify that the Board has final authority when determining minimum level of service requirements consistent with General Plan objectives, standards, and related policies.
- **Policy 6.4.1.4 and 6.4.1.5.** New Parcels in Flood Hazard Areas. Reference to the flood insurance rate maps would be removed from these policies to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.
- **Policy 6.5.1.11.** Noise Standards; Tables 6-3 through 6-5, Establish Noise Standards. This amendment would exempt construction activities occurring from 7 a.m. to 7 p.m. during the week or from 8 a.m. to 5 p.m. on weekends and holidays from those standards. In addition, the amendment would fully exempt public projects to alleviate traffic congestion and safety hazards from those noise standards. No changes to the tables are proposed.
- **Objective 6.7.1 and 6.7.5.** These objectives would be amended to reflect updated air quality plan opportunities and add new policies and implementation measure that support the adoption of an Air Quality—Energy Conservation Plan.
- **Policy 7.1.2.1.** Restriction on Developing Slopes of 30%. The policy that prohibits development on slopes of 30% or steeper would be amended to correspond with policy 2.3.2.1 discouraging development on 30% slopes or steeper and to set standards in the Zoning Ordinance and Grading Ordinance.
- **Policy 7.2.1.2 and 7.1.2.3.** Mineral Resources. These policies would be amended to clarify which mineral resource zones are required to be mapped.
- **Objective 7.6.1.3(B).** Specific references to Agricultural (A), Exclusive Agricultural (AE), Agricultural Preserve (AP), Residential-Agricultural (RA), and Select Agricultural (SA-10) zone districts would be deleted to conform to the new agricultural zones proposed in the ZOU.
- **Objective 7.6.1.3(D).** "Residential agricultural" would be deleted from the list of zoning regulations that provide for maintenance of permanent open space.
- **Policy 8.1.1.6**. Williamson Act Parcels. The policy requiring parcels encumbered by a Williamson Act Contract to be zoned Exclusive Agriculture (AE), pursuant to the California Land Conservation Act, would be deleted. The ZOU establishes new agricultural zones that can accommodate lands encumbered by Williamson Act contracts.

- **Policy 8.1.3.2.** This policy would be amended to provide a limited agricultural buffer for lands within a community region by adding language from Policy 8.4.1.2.
- **Policy 8.2.4.2.** Special Use Permit. This policy would be amended to eliminate the requirement for a special use permit for all visitor-serving uses, and instead would establish standards, permitted uses, and requirements for permits in the various zone districts in the Zoning Ordinance.
- **Policy TC-1y.** The El Dorado Hills Business Park employment cap limits would be analyzed to consider amending or deleting them.
- **Policies TC-Xd, TC-Xe and TC-Xf.** Level of Service Standards. These policies would be amended to clarify the definition of "worsen"; to clarify what is required if a project "worsens" traffic; to identify the methodology for traffic studies (e.g., analysis period, analysis scenarios, methods); and to identify the timing of improvements.
- **Policy 8.1.1.6.** Williamson Act Parcels. This policy would be amended to eliminate requirement for parcels encumbered by a Williamson Act Contract to be zoned Exclusive Agriculture (AE), to be consistent with the ZOU.
- **Policy 8.2.4.4.** This policy provides that Ranch Marketing, Winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. The proposal considers amending the policy to allow for ranch marketing activities on grazing lands.

ES.1.2 ZOU

- County-Initiated Zone Changes. State Planning and Zoning Law requires the County's Zoning Ordinance to be consistent with the General Plan. The ZOU proposes limited zone changes on individual parcels to reflect the General Plan designations for those sites. Where more than one zone classification would be consistent with the General Plan, the most restrictive zone would be applied.
- The zoning map would be amended to include a historical overlay zone district to the historical townsites of El Dorado and Diamond Springs, consistent with adopted General Plan and Zoning Ordinance policies.
- Zones were added and deleted as needed to ensure that the Zoning Ordinance is consistent with applicable state and federal laws, as well as the General Plan policies. The following new zones were added: Rural Lands (RL), Forest Resources (FR), Agricultural Grazing (AG), Limited Agriculture (LA), Commercial Regional (CR), Commercial Community (CC), Commercial Limited (CL), Commercial Main Street (CM), Industrial Light (IL), Industrial Heavy (IH), Recreation Facility—Low (RFL), and Recreation Facility—High (RFH). The following zones were deleted: Unclassified (U), Agriculture (A), Residential-Agricultural (RA), Exclusive Agriculture (AE), Select Agricultural (SA), Agricultural Preserve (AP), General Commercial (CG), Planned Commercial (CP), Limited Multifamily (R2), Tourist Residential (RT), and Residential Agricultural (RA). Combining zone districts (e.g., Historical, Community Design) would be created to identify land that needs additional protection of resources or protection of public health and safety, and a review process would be established to more effectively implement General Plan policies and related ordinances.

- A Rural Commercial (CRU) Zone would be permitted within the Rural Region of the General Plan.
- The Zoning Ordinance was reorganized for ease of use. The ZOU makes extensive use of tables to identify the types of land uses allowed by right, and those allowed upon approval of a conditional use permit, development plan permit, administrative permit, temporary use permit, and minor use permit. Development standards, such as parking and allowable noise levels, are similarly presented in tabular form for ease of reference.
- Allowed uses in the agricultural and rural lands zones have been expanded to provide opportunities for agricultural support, recreation, and rural commercial activities, including ranch marketing on agricultural grazing land. Ranch marketing would be allowed by right or upon approval of a conditional use permit, administrative permit, temporary use permit, and minor use permit, depending on the particular use.
- The list of allowable uses in the rural regions has been increased to provide additional agricultural support, recreation, home occupation, and other rural residential, tourist-serving, and commercial uses.
- A range of intensities for home occupations, based on size and zoning of parcels, has been provided, and standards have been established for the use of accessory structures, ingress and egress of customers, and number of employees. This includes provisions for "cottage food operations."
- Zoning for Williamson Act contracted and rolled out (i.e., contract has been non-renewed) land has been modified to reflect the General Plan land use designation.
- Standards have been created for single-family detached development proposed in multifamily zones.
- A standard has been created to allow a limited percentage of commercial use in proposed mixed-use development in multifamily zones.
- Multiple industrial zones with varying intensities have been created to specify the type, design, and location of industrial uses.
- Alternative options for open space requirements have been provided that are part of a planned development to provide more flexibility and incentives for infill development and use that focus on recreation in Community Regions and Rural Centers.
- Standards, including minimum building setbacks from lakes, rivers, and streams, have been established to avoid and minimize impacts on wetlands and sensitive riparian habitats.
- Standards for hillside development, including limitations on the development of slopes that are 30% or greater, have been established. These include the method for calculating average slope.
- Provisions have been made for recreational uses on Timber Production Zone land that is compatible with timber management and harvesting.
- Standards (master plans) for proposed mixed-use development on commercial and multifamily-zoned parcels have been developed to provide a streamlined approval process.

ES.2 Project Objectives

The County's purpose in proposing the TGPA and the ZOU is to provide a framework for future development in the County that takes into account population growth, economic factors, demographics, and community needs and wants. The specific objectives of each component of this project are listed below.

ES.2.1 TGPA Objectives

- Encourage and support the development of housing affordable to the moderate income earner.
- Promote and support the creation of jobs.
- Increase capture of sales tax revenues.
- Promote and protect agriculture in the county.
- Revise existing General Plan policies and land use designations to provide clarity while keeping land use map changes to a minimum.

ES.2.2 ZOU Objectives

- Update the zoning map to conform to the General Plan land use designations.
- Eliminate conflicting provisions in the existing ordinance.
- Add provisions to facilitate General Plan Implementation Measures.
- Reorganize the ordinance for ease of use.
- Update the text of the ordinance to bring it into conformance with the General Plan and to incorporate modern implementation tools.
- Create new zones to reflect current zoning needs.
- Delete obsolete zones.
- Create overlay zones to more effectively implement General Plan policies.
- Expand allowed uses in the agricultural and rural land zones to provide opportunities for agricultural support, recreation, and rural commerce.
- Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the issues of accessory structures, customers, and employees.
- Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designations.
- Provide a range of commercial zones that specify the type, design, and location of commercial uses, consistent with the General Plan.

ES.3 Project Impacts and Mitigation Measures

This DEIR examines the potential impacts of the project, discloses the significance level of those impacts, and identifies mitigation measures that will reduce or avoid the significant impacts. Unlike a development project, this project consists of County-initiated amendments to its General Plan policies and Zoning Ordinance. With certain exceptions, these changes are not site-specific; consequently, the analysis of the changes is general. The baseline or starting point for this environmental analysis is existing conditions in the county.

The project involves targeted amendments to the General Plan, not a wholesale revision or update of the Plan. Accordingly, the amended Plan would not substantially increase the residential development potential that presently exists under the General Plan. Similarly, the policy amendments would not substantially change how future development under the General Plan would proceed. The analysis focuses on the proposed changes to the General Plan, differentiating them to the extent possible from impacts that are attributable to the General Plan as a whole.

The ZOU is somewhat different. Although this is a comprehensive update of the current Zoning Ordinance, it carries over many of the ordinance's provisions. The analysis of the ZOU focuses on changes to the uses that are allowed under the current Zoning Ordinance and how those new uses could affect the environment. The analysis differentiates the Zoning Ordinance changes from impacts that would have occurred even if the Zoning Ordinance were not updated.

ES.3.1 Summary of Project Impacts

Table ES-1 summarizes the impacts associated with the project, the significance of those impacts, mitigation measures identified to reduce or avoid significant impacts, and the level of significance after mitigation. CEQA is primarily concerned with significant impacts. Where the project's impacts are less than significant or the project would have no impact, no mitigation is necessary and none is identified.

Table ES-1. Impacts and Mitigation

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
3.1 Aesthetics			
AES-1: Result in a substantial adverse effect on a scenic vista	S	BIO-1a: Limit the relaxation of hillside development standards	SU
AES-2: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	SU
AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings	S	BIO-1a: Limit the relaxation of hillside development standards	SU
AES-4: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	S	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170	SU

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
3.2 Agricultural and Forestry Resources			
AG-1: Convert Important Farmland, grazing land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones	SU
AG-2: Remove substantial areas of agricultural land from production by Ranch Marketing, Winery, and visitor-serving activities	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	LTS
AG-3: Provide an inconsistent level of protection for agricultural operations based on location in identified agricultural areas	LTS		LTS
AG-4: Convert timberland, including lands currently in timber production and lands zoned for timber production, to non-forestry uses	S	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone	LTS
3.3 Air Quality and Greenhouse Gases			
AQ-1: Generate construction-related emissions in excess of EDCAQMD thresholds	S	AQ-1: Implement measures to reduce construction-related exhaust emissions	SU
AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of EDCAQMD thresholds	S	None	SU
AQ-3: Temporarily generate naturally occurring asbestos during grading and construction activities	LTS		LTS
AQ-4: Expose sensitive receptors to substantial concentrations of carbon monoxide	LTS		LTS
AQ-5: Expose sensitive receptors to substantial pollutant concentrations	S	None	SU
AQ-6: Expose sensitive receptors to substantial odors	S	None	SU
AQ-7: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	LTS		LTS

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
3.4 Biological Resources			
BIO-1: Result in the loss and fragmentation of wildlife habitat	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1b: Limit the approval of Private Recreation Areas BIO-1c: Limit music festivals and concerts AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	SU
BIO-2: Have a substantial adverse effect on special-status species	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1b: Limit the approval of Private Recreation Areas BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
BIO-3: Have a substantial adverse effect on wildlife movement	S	BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
BIO-4: Result in the removal, degradation, and fragmentation of sensitive habitats	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
3.5 Cultural Resources			
CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5	S	None	SU
CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	S	None	SU
CUL-3: Disturb any human remains, including those interred outside of formal cemeteries	LTS		LTS
3.6 Land Use and Planning			
LU-1: Physically divide an established community	NI		NI
LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	LTS		LTS

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan	NI		NI
LU-4: Substantially alter or degrade the existing land use character of the County	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone BIO-1a: Limit the relaxation of hillside development standards LU-4a: Revise Policy 2.1.2.5, Commercial/Mixed Use (in Rural Centers) LU-4b: Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses	SU
LU-5: Create substantial incompatibilities between land uses.	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LU-4b: Revise Section 17.40.260, Ranch Marketing, prior to adoption	SU
3.7 Noise			
NOI-1: Exposure of noise-sensitive land uses to short-term (construction) noise	S	None	SU
NOI-2: Exposure to ground transportation noise sources as a result of the TGPA	S	None	SU
NOI-3: Exposure to ground transportation noise sources as a result of the ZOU	S	None	SU
NOI-4: Exposure of noise-sensitive land uses to fixed or non-transportation noise sources	S	None	SU
NOI-5: Exposure to aircraft noise	S	None	SU

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
3.8 Population and Housing			
PH-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)	S		SU
PH-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	NI		NI
PH-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	NI		NI
3.9 Transportation and Traffic			
TRA-1: Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways	S	TRA-1: Extend timeframe of General Plan Transportation and Circulation Element Policy TC-Xa	SU
TRA-2: Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit	LTS		LTS
TRA-3: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks	NI		NI
TRA-4: Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)	NI		NI
TRA-5: Result in inadequate emergency access	NI		NI
TRA-6: Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	LTS		LTS

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance After Mitigation[a]
3.10 Water Supply			
WS-1: Create a need for new or expanded entitlements or resources for sufficient water supply	S	None	SU
5.2 Cumulative Impacts[c]			
Aesthetics	S		SU
Agricultural and Forestry Resources	SU		SU
Air Quality and Greenhouse Gases	S		SU
Biological Resources	S		SU
Cultural Resources	S		SU
Land Use and Planning	S		SU
Noise	S		SU
Population and Housing	LTS		LTS
Transportation and Traffic	S		SU
Water Supply	S		SU

[a] S = significant; SU = significant and unavoidable; LTS = less than significant; NI = no impact

[b] The full texts of the mitigation measures are found in the respective impact sections in Chapters 3 and 4.

[c] Mitigation measures identified for impacts of the project would reduce the project's contribution to cumulative impacts, but not to a less than considerable level.

ES.3.2 Significant and Unavoidable Impacts

Aesthetics

AES-1: Result in a substantial adverse effect on a scenic vista

AES-2: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway

AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings

AES-4: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area

Agricultural and Forestry Resources

AG-1: Convert Important Farmland, grazing land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract

Air Quality and Greenhouse Gases

AQ-1: Generation of construction-related emissions in excess of EDCAPCD thresholds

AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of EDCAQMD thresholds

AQ-5: Expose sensitive receptors to substantial pollutant concentrations

AQ-6: Expose sensitive receptors to substantial odors

Biological Resources

BIO-1: Result in the loss and fragmentation of wildlife habitat

BIO-2: Have a substantial adverse effect on special-status species

BIO-3: Have a substantial adverse effect on wildlife movement

BIO-4: Result in the removal, degradation, and fragmentation of sensitive habitats

Cultural Resources

CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5

CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5

Land Use and Planning

LU-4: Substantially alter or degrade the existing land use character of the County

LU-5: Create substantial incompatibilities between land uses.

Noise

NOI-1: Exposure of noise-sensitive land uses to short-term (construction) noise

NOI-2: Exposure to ground transportation noise sources as a result of the TGPA

NOI-3: Exposure to ground transportation noise sources as a result of the ZOU

NOI-4: Exposure of noise-sensitive land uses to fixed or non-transportation noise sources

NOI-5: Exposure to aircraft noise

Population and Housing

PH-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)

Transportation and Traffic

TRA-1: Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways

Water Supply

WS-1: Create a need for new or expanded entitlements or resources for sufficient water supply

Cumulative Impacts

There are significant and unavoidable cumulative impacts associated with the project related to Aesthetics, Air Quality and Greenhouse Gases, Cultural Resources, Biological Resources, Land Use and Planning, Noise, Transportation and Traffic, and Water Supply.

ES.4 Project Alternatives

CEQA requires an EIR to consider a range of reasonable alternatives to the project that meet most or all of its objectives and that would reduce one or more of its impacts. The DEIR examined the alternatives shown in Table ES-2. The alternatives and their impacts are described in Chapter 4, *Alternatives*.

Table ES-2. Project Alternatives

Alternative	Impact and Significance[1]										
	Aesthetics	Agricultural and Forestry Resources	Air Quality and Greenhouse Gases	Biological Resources	Cultural Resources	Land Use and Planning	Noise	Population and Housing	Transportation and Traffic	Water Supply	Cumulative
No-Project	SU	SU	SU	SU	LTS	SU	SU	—	SU	SU	SU
Transit Connection	SU	LTS	SU	SU	SU	SU	SU	LTS	SU	SU	SU
Selective Approval of TGPA/ZOU Components	SU	LTS	SU	SU	LTS	SU	SU	LTS	SU	SU	SU

[1] SU = significant and unavoidable; LTS = less than significant; — = not applicable

ES.5 Potential Areas of Controversy/Issues to be Resolved

Several areas of controversy related to the project have been identified; these are discussed below.

The potential to increase traffic levels on county roads and U.S. Highway 50, with particular concern over the continued application of "Measure Y" and the associated County traffic mitigation programs.

There has been significant public discussion about current and projected future level of service (LOS) on U.S. Highway 50.

El Dorado County's updated Travel Demand Model (TDM) was used to model six roadway network scenarios for the TGPA/ZOU project. This analysis indicates that U.S. Highway 50 will not reach LOS F in 2035 under any of the six roadway network scenarios analyzed.

The *U.S. 50 Corridor System Management Plan* (CSMP) (California Department of Transportation 2009) and draft information from the CSMP update process indicate that U.S. Highway 50 between the Sacramento/El Dorado County line and Cameron Park Drive is currently operating at LOS E and is projected to reach LOS F in the future. The California Department of Transportation (Caltrans) used SACOG's Sacramento Regional Travel Demand Model (SACMET) model and other data inputs to determine transportation system performance for the CSMP. In a letter to the County dated September 25, 2013, Caltrans staff stated that the portion of the U.S. Highway 50 segment from the County Line to the El Dorado Hills Boulevard interchange currently operates at LOS F during the peak hour. Caltrans Operations staff has also stated that once the ramp metering for the westbound El Dorado Hills Bouldevard on-ramp is operational, LOS on this segment should improve.

That these two studies reached different conclusions may be attributed to a number of factors. First, Caltrans used SACOG's SACMET model and other data inputs for the CSMP, while El Dorado County used its updated TDM to model scenarios for the TGPA/ZOU project. SACMET's land use and roadway network assumptions are somewhat general, while the County's TDM is specifically tailored to El Dorado County. The EDC TDM consists of 625 Traffic Analysis Zones (494 in El Dorado County and 131 outside of El Dorado County). This superior zonal resolution (many times more than SACMET) enables a much more detailed analysis of county roadways. In addition, future land uses in the TDM more accurately reflect the County's adopted General Plan land use categories as well as overall land use growth control totals. This is not the case for the SACMET/SACSIM models developed and maintained by SACOG. For example, SACMET's land use identified the El Dorado Hills Business Park as "retail," whereas EDC's TDM more accurately depicts its uses as "industrial" and "office." SACMET also showed golf courses, churches, and storage facilities in EDC as retail. Since retail uses result in higher trip generation rates than industrial, office, golf course, and church uses, these discrepancies could lead to differences in roadway impacts if not corrected.

Second, Caltrans and El Dorado County use different practices regarding how traffic counts are collected and used to model future transportation system performance. Caltrans' count data for freeways are counted throughout the year, with some locations counted continuously. Locations that are not counted throughout the year are sampled every 3 years at different times during the count year. Final volumes are adjusted by compensating for seasonal influence, weekly variation,

and other variables that may be present. Caltrans counts are based on a 7-day week. El Dorado County collects traffic counts annually for more than 70 roads within the County. Count information is available in three formats: Hourly Traffic Count Reports, Annual Traffic Count Summary, and Five Year Traffic Count Summary (http://edcapps.edcgov.us/dot/trafficcounts.asp). Annual Daily Traffic Counts are calculated by taking the average of a 1- to 5-day, non-holiday weekday count, as required by the County's General Plan.

Third, Caltrans is planning for the future of the State Highway system while El Dorado County is tasked with the planning, improvement, and maintenance of the local network. It should be noted that Caltrans is planning for LOS F on U.S. Highway 50 in the future, while El Dorado County is tasked with maintaining LOS E on U.S. Highway 50 where it runs through Community Regions and LOS D in all other areas of the County, as required by General Plan Policy TC-Xd and Policy 5.1.2.2.

Caltrans and El Dorado County also differ in determining the amount and distribution of future development. Caltrans determines the annual growth from SACOG's models and applies the traffic growth to the baseline conditions to determine the 20-year volumes. El Dorado County determines an appropriate 20-year residential growth forecast by considering the amount and distribution of growth that has historically occurred within the County, future demand and market trends, General Plan policies regarding how and where to accommodate future growth, location and availability of developable parcels, as well as other factors. The County's TDM is used to model future transportation system performance based on forecasted residential, commercial, and employment growth and planned roadway improvements identified in the County's Twenty Year Capital Improvement Program (CIP).

The availability of adequate water supplies to serve future development, particularly in the western county. This concern is heightened by the current drought.

The discussion of water supply in Section 3.10 presents information on the water supply in average and dry years, and on the drought plans of the water providers in the County.

Loss of the county's rural character as a result of new, higher density residential development.

Changes proposed by private residential development applications to amend the General Plan that would result in a substantial increase in residential development. Consideration of general plan amendments for development projects that would result in large new developments if approved is a controversial issue that has been associated with the project. Specifically, the Central El Dorado Hills, Dixon Ranch, Lime Rock Valley, San Stino, and Village of Marble Valley proposed development projects are controversial proposals; however, they are not being initiated by the County, will be considered separately from the TGPA and ZOU, and will be the evaluated in separate EIRs. Accordingly, they are considered in Chapter 5, *Other CEQA Requirements*, as part of the cumulative impact analysis. Each is of these proposals is independent of the actions proposed as part of the TGPA and ZOU.

ES.6 How to Comment on this Draft EIR

This is the Draft EIR for the TGPA/ZOU project. It will be available for public review and comment for the 60-day period beginning March 24, 2014 and ending July 23, 2014. The written comments received during the review period will be responded to in writing in the Final EIR that will be considered by the Planning Commission and Board of Supervisors prior to acting on the proposed

TGPA and ZOU. Written comments received after the end of the review period will be provided to and considered by the Commission and Board, but may not be responded to or included in the Final EIR.

Written comments on the Draft EIR may be submitted electronically using the TGPA-ZOU online comment form on the County website at: http://www.edcgov.us/LongRangePlanning/. Comments using the online form have a 4,000 character limit.

Written comments (longer than 4,000 characters) may be submitted by email to: TGPA-ZOU@edcgov.us or mailed to:

Ms. Shawna Purvines, Long Range Planning
El Dorado County Community Development Agency
2850 Fairlane Court, Building C
Placerville, CA 95667

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Acronyms and Abbreviations

µg/m^3	micrograms per cubic meter
A	Agricultural Land
-A	Agricultural District
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
AB 1807	Assembly Bill 1807-Toxic Air Contaminant Identification and Control Act
AB 2588	Assembly Bill 2588-Air Toxics Hot Spots Information and Assessment Act of 1987
AB 32	Assembly Bill 32, the California Global Warming Solutions Act of 2006
ADT	Average Daily Traffic
AE	Exclusive Agriculture
AFY	acre-feet per year
AG	agricultural grazing
AL	Agricultural Lands
AQMD	Air Quality Management District
ARB	California Air Resources Board
BCC	birds of conservation concern
BGEPA	Bald and Golden Eagle Protection Act
BLM	Bureau of Land Management
BMPs	best management practices
C	Commercial
C_2H_3Cl	chloride
CAA	Clean Air Act
CAAA	Clean Air Act amendments
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
Caltrans	California Department of Transportation
CC	Commercial Community
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CG	Commercial General
CH_4	methane
CHSC	California Health and Safety Code
CIP	Capital Improvement Program
CL	Commercial Limited
CLG	Certified Local Government
CM	Commercial Mainstreet

CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPPA	California Native Plant Protection Act of 1977
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
County	El Dorado County
CPO	Professional Office Commercial
CPUC	California Public Utilities Commission
CR	Commercial Regional
CRHR	California Register of Historical Resources
CRU	Create a Rural Commercial
CSMPs	corridor system management plans
CUP	conditional use permit
CUWCC	California Urban Water Conservation Council
CWA	Clean Water Act
dB	decibel
dBA	A-Weighted Decibel
dbh	diameter at breast height
-DC	Design Review - Community
DEIR	Draft Environmental Impact Report
-DH	Design Historic
DISM	Design and Improvement Standards Manual
DOC	California Department of Conservation
DOF	California Department of Finance
DPM	diesel particulate matter
Eagle Guidance	Eagle Conservation Plan Guidance
EDAC	Economic Development Advisory Committee
EDCAQMD	El Dorado Air Quality Management District
EDCTA	El Dorado County Transit Authority
EDCTC	El Dorado County Transportation Commission
EDCWA	El Dorado County Water Agency
EDWPA	El Dorado Water and Power Authority
EID	El Dorado Irrigation District
EIR	environmental impact report
EO	Executive Order
-EP	Ecological Preserve
EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act
FAR	floor-to-area building ratio
Farmland	Prime Farmland, Unique Farmland, or Farmland of Statewide Importance
FERC	Federal Energy Regulatory Commission

FMMP	Farmland Mapping and Monitoring Program
FR	Forest Resources
FY	fiscal year
g/m^3	micrograms per cubic meter
GDPUD	Georgetown Divide Public Utility District
GFSCD	Grizzly Flats Community Services District
GHG	greenhouse gas
GWP	global warming potential
GWR	Gross Weight Rating
H_2S	hydrogen sulfide
HABS	Historic American Building Survey
HAPs	Hazardous Air Pollutants
HCD	Housing and Community Development
HCM	Highway Capacity Manual
HDCDs	Historic Design Control Districts
HDR	High Density Residential
HFCs	hydrofluorocarbons
HH	Households
HOV	High occupancy vehicle
HRA	Health Risk Assessment
Hz	Hertz
I	Industrial
I-	Interstate
-IBC	Important Biological Corridor
INRMP	Integrated Natural Resources Management Plan
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
IWRMP	integrated water resources master plan
LA	Limited Agricultural
L_{dn}	day-night sound level
LDR	Low-Density Residential
L_{eq}	equivalent sound level
L_{max}	maximum sound levels
L_{min}	Minimum Sound Level
LOS	level of service
LSAA	Lake and Streambed Alteration Agreement
LTAB	Lake Tahoe Air Basin
L_{xx}	percentile-exceeded sound levels
map	land use diagram
MBTA	Migratory Bird Treaty Act
MCAB	Mountain Counties Air Basin
MDR	Medium-Density Residential

MFR	Multifamily Residential
mg/m^3	milligrams per cubic meter
MGD	million gallons per day
MLDs	most likely descendants
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MTIP	Metropolitan Transportation Improvement Program
MTP	Metropolitan Transportation Plan
MTP/SCS 2035	Metropolitan Transportation Plan/Sustainable Communities Strategy 2035
MUP	minor use permit
N_2O	nitrogen dioxide
NAAQS	National Ambient Air Quality Standards
NCCP	natural community conservation plan
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NO_2	nitrogen dioxide
NOA	naturally occurring asbestos
NOP	Notice of Preparation
NO_X	oxides of nitrogen
NR	Natural Resources
NRHP	National Register of Historic Places
NRHP	National Register of Historic Places
O_3	ozone
ODS	ozone-depleting substances
OS	Open Space
PA	Planned Agricultural
Pb	lead
-PD	Planned Development
Peak Velocity	Peak Particle Velocity
PF	Public Facilities
PFCs	perfluorocarbons
-PL	Platted Lands
PM10	Respirable particulate matter
PM2.5	PM 2.5 microns in diameter or less
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
pphm	parts per hundred million
ppm	parts per million
ppt	parts per trillion

PPV	Peak Particle Velocity
R-1	One-Family Residential
RA	Residential-Agricultural
RD	Research and Development
Regional Water Boards	Regional Water Quality Control Boards
Reporting Rule	Greenhouse Gas Reporting Rule
RFH	Recreational Facilities, High-intensity
RFL	Recreational Facilities, Low-intensity
RHNP	Regional Housing Needs Plan
RL	Rural Lands
ROG	reactive organic compounds
RR	Rural Residential
RTP	regional transportation plan
SA-10	Select Agricultural
SACOG	the Sacramento Area Council of Government
SB	Senate Bill
-SC	Scenic Corridor
SCS	Sustainable Communities Strategy
SEZ	Stream Environment Zones
SF_6	sulfur hexafluoride
SIP	state implementation plan
SLOAPCD	San Luis Obispo Air Pollution Control District
SO_2	sulfur dioxide
SO_4	sulfates
South Tahoe PUD	South Tahoe Public Utility District
SPTC-JPA	Sacramento-Placerville Transportation Corridor Joint Powers Authority
SR	State Route
SR 89	State Route 89
SSC	species of special concern
TAC	toxic air contaminant
Tahoe City PUD	Tahoe City Public Utility District
TCCR	U.S. Highway 50 Transportation Corridor Concept Report
TCMs	traffic control measures
TDM	Travel Demand Model
TDR	Transfer of Development Rights
TGPA	targeted General Plan amendment
TIM	traffic impact mitigation
TPZ	Timberland Preserve Zone
TR	Tourist Recreation
TUP	temporary use permit
U.S.	United States
USACE	U.S. Army Corps of Engineers

USBR	United States Bureau of Reclamation
USC	United States Code
USFWS	U.S. Fish and Wildlife Service
UWMP	urban water master plan
VHT	Vehicle Hours Traveled
VMT	vehicle miles traveled
VOC	atile organic compounds
VPSI	Vanpool Service, Inc.
WDRs	waste discharge requirements
Williamson Act	California Land Conservation Act of 1965
WSA	water supply assessment
WTPs	water treatment plants
WWFMP	wastewater facilities master plan
WWTPs	wastewater treatment plants
ZCU	zoning code update
ZOU	Zoning Ordinance update

Chapter 1
Introduction and Scope

1.1 The California Environmental Quality Act

The California Environmental Quality Act (CEQA) (California Resources Code Section 21000 et seq.) requires public agencies to consider the potential adverse environmental impacts of projects under their consideration. This includes both direct impacts and reasonably foreseeable indirect impacts. No discretionary project that may have a significant adverse impact on the environment can be approved without the preparation of an environmental impact report (EIR). This includes the County's proposed targeted General Plan amendment (TGPA), Zoning Ordinance update (ZOU) and the development of design standards and guidelines for mixed use development (project).

According to Section 15002 of the CEQA Guidelines, below are the basic purposes of CEQA.

- Inform government decision makers and the public about the potential significant environmental effects of proposed activities.
- Identify ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

The process of preparing an EIR involves the following steps.

- Issuing a notice of preparation (NOP) soliciting the comments of public agencies and interested organizations and individuals regarding the scope and content of the EIR. El Dorado County (County) issued an NOP and Initial Study for the project in the summer of 2012. In consideration of the public comments received during the NOP review period and associated scoping meetings, the County refined the project and released a second NOP in the fall of 2012. A copy of the NOP and Initial Study is in Appendix A. The comments received from agencies and the public in response to the NOP are included in Appendix B of this Draft EIR (DEIR).
- Conducting a scoping meeting. A series of scoping meetings were held in several El Dorado County communities during the summer of 2012 to offer an additional opportunity for input prior to preparation of the DEIR. In addition, the County Board of Supervisors held a week of public meetings to solicit public input on the NOP and the project.
- Preparing a DEIR and releasing it for public review and comment. The DEIR for the project will be available for at least 45 days for public agencies and interested organizations and individuals to review. The County will respond to all pertinent comments in the Final EIR.
- Preparing the Final EIR. This will contain the DEIR, the comments received (and a list of commenters), written responses to comments, and any revisions that are made to the DEIR in response to the comments. The County Board of Supervisors will consider the Final EIR prior to taking action on the project.

- Adopting findings and a statement of overriding considerations. The County Board of Supervisors will adopt a set of findings that describe how each significant impact identified in the Final EIR will be addressed (i.e., whether it is being mitigated, would be mitigated by another agency, or is significant and unavoidable). If the County chooses not to approve any of the alternatives analyzed in the EIR, then the findings will also explain why those alternatives are infeasible. Because the project is expected to result in significant and unavoidable impacts, in accordance with Section 15093(b) of the CEQA Guidelines, the County will also adopt a statement of overriding considerations that explains the specific benefits of adopting the TGPA and ZOU.

CEQA establishes a process for analyzing a project's potential impacts. It is not a permit and does not regulate the project. CEQA also does not require that a proposed project be approved or denied. CEQA's essential purposes are to ensure that public agencies make a good faith effort at disclosing the potential impacts of projects to decision-makers, the public, and other agencies, and implement actions that will reduce or avoid potential significant impacts (i.e., mitigation), when feasible.

The County Planning Commission and Board of Supervisors will use the DEIR to inform themselves of the project's impacts before taking action. They will also consider other information and testimony that will arise during deliberations on the project before making their decision.

1.1.1 Purpose of this Document

This DEIR (State Clearinghouse No. 2012052074) has been prepared according to CEQA and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) to evaluate the potential environmental impacts associated with implementation of the County's project. The project would implement targeted amendments to the County's general plan and a new Zoning Ordinance making the County's zoning regulations consistent with the General Plan (see Chapter 2, *Project Description*). The County may adopt all or portions of the project.

The project would apply to those areas under the jurisdiction of the County—that is, county lands that are outside of the cities of Placerville and South Lake Tahoe and that are not under the jurisdiction of federal or state agencies or tribal lands. Because the project would have indirect impacts on surrounding areas, the DEIR's analysis reaches beyond the unincorporated areas of the county.

1.1.2 General Plan and Zoning

California Planning Law requires each county and city to adopt "a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Section 65300). Under the law, a general plan must address the essential issues of land use, traffic circulation, housing, resource conservation, open space, noise, and safety. Because it is to "consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals," the general plan establishes the framework for the county's future development pattern (Government Code Section 65302). The general plan's land use map illustrates the adopted development pattern. When applied to individual properties throughout the county, in some cases the general plan reflects current land use, and in others it describes the prospective use of the land.

As a policy document, the general plan sets out the county's course, much like a constitution or charter. The general plan's objectives and policies are implemented through specific plans, zoning, and other ordinances. Specific plans, zoning, and subdivision actions must be consistent with the policies of the general plan. *Consistency* is defined by the State General Plan Guidelines as follows "An action, program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and of the general plan and will not obstruct their attainment."

The County Zoning Ordinance regulates land uses. In contrast to the general plan, which represents long-term policies, the Zoning Ordinance's regulations establish the specific standards under which current development may proceed. The zoning map assigns a specific zoning classification to each property in the county (except those located within the cities of Placerville and South Lake Tahoe, or on state, federal, or tribal land). Zoning classifications, such as R-1 (One-Family Residential) and (CPO) Commercial Professional Office, establish the range of allowable uses for a specific property. Each zone includes development standards such as maximum building height, parking requirements, and building setbacks from roads and property lines. The Zoning Ordinance also contains general development standards and methods that allow some flexibility in applying its requirements, such as conditional use permits and variances.

For a more detailed discussion of planning and zoning written for the general public, please refer to the *California Planning Guide: An Introduction to Planning in California*, published by the Governor's Office of Planning and Research (2005). It's available online at: http://opr.ca.gov/docs/California_Planning_Guide_2005.pdf.

1.1.3 Level of Detail in this Document

This EIR analyzes proposed changes to policies and regulations, not a site-specific development project. Where appropriate, specific sections of the EIR prepared for adoption of the General Plan in 2004 are incorporated by reference; however, this EIR is not tiered from the 2004 EIR. Rather, this document is a new, stand-alone EIR. This EIR examines the TGPA/ZOU project in light of the reasonably foreseeable changes from existing conditions that would result from project implementation.

CEQA applies to many types of projects, large and small. In most cases, CEQA is triggered by site-specific development projects such as subdivisions or use permits. However, it also applies to broad projects such as amending the County General Plan and adopting an updated Zoning Ordinance. The level of detail in an EIR for a broad project is not as fine-grained as a project-specific EIR.

The CEQA Guidelines state that "[t]he degree of specificity in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR." (CEQA Guidelines Section 15146) Adoption of amendments to a general plan or zoning ordinance does not, in itself, result in direct impacts on the environment. The DEIR for the project will address the secondary effects that can be expected to follow from the amendments. However, it will not be as detailed as an EIR on a construction project would be. For example, the traffic analysis in Section 3.9, *Transportation and Traffic*, determines on a gross level whether development pursuant to the policies of the TGPA and ZOU would result in traffic congestion and where that congestion would occur. The analysis cannot, however, determine the specific street improvements that individual future development projects might need in order to avoid their site-specific impacts on the traffic system.

Also, the County is neither proposing the adoption of a new General Plan nor, other than the minor exceptions noted, any changes in the General Plan land use diagram. As a result, the impacts of the project are often similar to those that would occur if the project were not approved. The following analyses will identify those key components of the project that are expected to result in impacts and differentiate those impacts from the impacts inherent in development pursuant to the General Plan.

The proposed TGPA and ZOU are described in general terms in this DEIR. The full texts of the TGPA and ZOU are available at the County Planning Department offices in Placerville and on the County's website: http://www.edcgov.us/Government/Planning/TGPA_and_ZOU_Environmental_Review_Process_and_Calendar.aspx.

1.1.4 Document Format

The format of this DEIR is outlined below to assist the reader's review of the document.

- **Executive Summary.** This summarizes the contents and findings contained in this DEIR. It also contains a brief description of the project, areas of controversy, public review procedures, and a summary table listing all project impacts, mitigation measures that have been recommended to reduce any significant impacts, and the level of significance of each impact following mitigation. The executive summary also briefly describes the alternatives.
- **Chapter 1** is this introduction to the DEIR.
- **Chapter 2** contains the project description. It summarizes the proposed TGPA and ZOU. Full copies of the TGPA and the ZOU are available for public review at the County Community Development Agency, Long Range Planning Public Counter at 2850 Fairlane Court, Placerville and at all El Dorado County Public Libraries.

  Complete versions of the TGPA and ZOU are also available on the County's website at http://www.edcgov.us/LongRangePlanning.
- **Chapter 3** consists of sections containing the environmental analysis for each environmental topic (e.g., aesthetics, air quality, noise). Each section is organized according to the following framework.
  - Existing Conditions
    - Regulatory Setting
    - Environmental Setting
  - Environmental Impacts
    - Impact Mechanisms
    - Methods of Analysis
    - Thresholds of Significance
    - Impacts and Mitigation Measures
- **Chapter 4** contains discussion of the project alternatives. As allowed by CEQA, most of the impacts of these alternatives are evaluated at a more general level than the analyses contained in Chapter 3.

- **Chapter 5** contains discussions of additional topics required by CEQA, including growth inducing impacts, cumulative impacts, unavoidable impacts, and significant irreversible environmental changes.
- **Chapter 6** lists the organizations and persons consulted in preparation of the DEIR and the DEIR preparers.
- **Chapter 7** contains a reference list of sources cited in this DEIR.
- **Appendices A through E** contain copies of the NOP and comment letters and supporting technical reports.

1.2 Intended Use of this Document

This DEIR will examine the potential impacts of the project (the proposed TGPA and ZOU), as well as the proposed new design guidelines for mixed use development. The Final EIR will be considered by the County Planning Commission and the Board of Supervisors prior to taking their final action on the project.

The agencies expected to use the Final EIR in the future include those listed below.

- El Dorado County Planning Commission
- El Dorado County Board of Supervisors

1.3 Public Review Process

1.3.1 Making Effective Comments

The CEQA process encourages public involvement. Comments on a project can be submitted verbally or in writing (including as an email). Written comments can be submitted during the DEIR review period, as discussed below. Oral comments may be made at the County Planning Commission meeting held for the purpose of soliciting comments on the DEIR.

Written comments are often the most effective method of commenting. They accurately describe the commenter's concerns and can be accompanied by specific references. Whereas the opportunity for verbal comments may be limited to a few minutes at a public hearing, a written comment can be more extensive.

The Final EIR will include written responses to all of the comments received during the DEIR's public review period. Written comments can also be submitted after the end of the DEIR review period, but they may not be responded to in writing. Although a written response isn't required, the County Planning Commission and Board of Supervisors are required to consider any late comments prior to acting on the project.

The DEIR differs from the proposed TGPA and ZOU in that the DEIR analyzes the potential impacts of those proposals.

- The EIR is an informational document.
- It does not enact the TGPA or the ZOU.

- It does not establish any new or amended land use policies or regulations; those would be established by the TGPA and ZOU.

Comments or opinions about the content of the TGPA and ZOU should be clearly distinguished from comments on the DEIR's adequacy. In commenting on the DEIR, commenters should address whether it adequately identifies and analyzes significant environmental impacts and how they may be avoided or reduced. Comments are most helpful when they specifically address impact conclusions, alternatives, or mitigation measures, or the methods of analysis used by the lead agency to evaluate these issues. Commenters should explain the basis for their comments and include supporting evidence such as data, expert opinion, or other facts. This includes providing the County with copies of any references used as the basis for the comments. If the reference is available on a website, commenters should provide the County with the specific web address where the reference can be accessed.

Commenters are free to express their opinions about the TGPA and ZOU, but these are not necessarily helpful to the County in preparing an adequate EIR. Effective CEQA-related comments focus on the EIR and its adequacy as an informational document. Commenters should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended by commenters. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts.

1.3.2 Submitting Comments

The review period for this DEIR will be 60 days, beginning on March 24, 2014 and ending at 5:00p.m. on July 23, 2014.

Written comments on the Draft EIR may be submitted electronically using the TGPA-ZOU on-line comment form on the County website at: http://www.edcgov.us/LongRangePlanning/. Comments on the online form have a 4,000-character limit.

Written comments longer than 4,000 characters may be submitted by email to:

TGPA-ZOU@edcgov.us

or mailed to:

Ms. Shawna Purvines, Long Range Planning
El Dorado County Community Development Agency
2850 Fairlane Court, Building C
Placerville, CA 95667

Comments may also be submitted after the end of the formal review period; however, it is possible that they may not be responded to in writing and included in the Final EIR. No comments on the DEIR will be responded to outside of the CEQA process, and commenters will not be sent individual responses to their comments. The responses will be contained in the Final EIR. Comments that are received too late for inclusion in the Final EIR will nonetheless be made available to the County Planning Commission and the Board of Supervisors during their deliberations on the project.

1.4 Final Environmental Impact Report

After the close of the DEIR's review period, the County will prepare the Final EIR. The Final EIR will consist of the DEIR and the Final EIR and will include: the comments received during the formal review period of the DEIR; good faith, well-reasoned responses to the comments received that relate to environmental issues; and any revisions made to the DEIR in response to the comments. The Final EIR will also contain copies of the comments received during the formal review period.

The Final EIR and accompanying DEIR will be available to the County Planning Commission and Board of Supervisors for consideration during their decision-making process to approve or deny the project.

Chapter 2
Project Description

2.1 Project Overview

The project consists of targeted amendments to the El Dorado County General Plan (TGPA), a comprehensive zoning ordinance update (ZOU), and design standards and guidelines for mixed use development. El Dorado County is illustrated in Figure 2-1. The project applies to those areas that are under County jurisdiction (Figure 2-2).

The County General Plan was adopted in 2004. Following completion of the first 5-year review of that plan, the Economic Development Advisory Committee (EDAC), Regulatory Reform Subcommittee, and County staff, after an extensive public outreach and participation process, developed a set of targeted amendments (the TGPA) to the policies adopted in the 2004 plan and implementation actions for the General Plan policies. The primary implementing actions for the General Plan are the ZOU and the development of design standards and guidelines for mixed use development. As part of this project, the County will also consider amending the Camino/Pollock Pines Community Region Boundary (Figure 2-3) and Agricultural District Boundaries (Figure 2-4) in the General Plan.

The project does not involve the adoption of a new County General Plan. Except for the targeted amendments described in this chapter, the current General Plan would remain unchanged. A comprehensive update to the Zoning Ordinance is proposed as a part of the project, but many of the same uses are retained. Major new uses being proposed in the ZOU are examined at a general level in the pertinent impact analyses. All changes proposed in the ZOU are consistent with the existing General Plan land use designations and existing policies or with the proposed amended policies and minor land use diagram (map) corrections.

2.2 Project Location

El Dorado County encompasses 1,805 square miles in east-central California. The county's westernmost portion contains part of Folsom Lake and the county's eastern boundary is the California-Nevada state line. The county is topographically divided into two zones. The northeast corner of the county is in the Lake Tahoe Basin, while the remainder of the county is in the area referred to regionally as the *western slope*—the area west of Echo Summit (Figure 2-1). Eldorado and Tahoe National Forests comprise a major portion of the eastern portion of the county.

This project is limited to the unincorporated portions of the county. The areas within the county boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (Eldorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands, Bureau of Reclamation lands (Folsom Lake), state lands at the Marshall Gold Discovery State Historic Park and state parks along the Lake Tahoe shore; tribal lands such as the Shingle Springs Rancheria; and land within the incorporated cities of Placerville and South Lake Tahoe (Figure 2-2).

Nearly half the land area of the county falls under the jurisdiction of such entities (El Dorado County 2003). The population of the unincorporated area of the county was estimated to be 149,167 in 2011 (U.S. Census Bureau 2012). The County seat is in the incorporated city of Placerville, 45 miles northeast of Sacramento. The city of Placerville's population was estimated by the U.S. Census to be 10,383 in 2011. The city of South Lake Tahoe, with a 2011 population estimate of 21,388, is the largest city in the county.

The project would take effect county-wide in those areas that are under County jurisdiction (Figure 2-2), including communities such as El Dorado Hills, Cameron Park, Shingle Springs, El Dorado, Diamond Springs, greater Placerville, Camino, Pollock Pines, and north and south county rural communities. A number of the unincorporated communities within the county are covered by the adopted specific plans listed below, in addition to the County General Plan. None of these plans are proposed for amendment as part of the project.

- Meyers Community Plan
- Carson Creek Specific Plan
- Promontory Specific Plan
- Valley View Specific Plan
- El Dorado Hills Specific Plan
- Bass Lake Hills Specific Plan
- North West El Dorado Hills Specific Plan

2.3 Project Objectives

The County's purpose in proposing the TGPA and the ZOU is to update the General Plan and Zoning Ordinance to better provide a framework for future development in the County that takes into account population growth, economic factors, demographics, and community needs and wants. The key objectives for the project are listed in Sections 2.3.1 and 2.3.2.

2.3.1 TGPA Objectives

- Encourage and support the development of housing affordable to the moderate income earner.
- Promote and support the creation of jobs.
- Increase capture of sales tax revenues.
- Promote and protect agriculture in the county.
- Revise existing General Plan policies and land use designations to provide clarity while keeping land use map changes to a minimum.

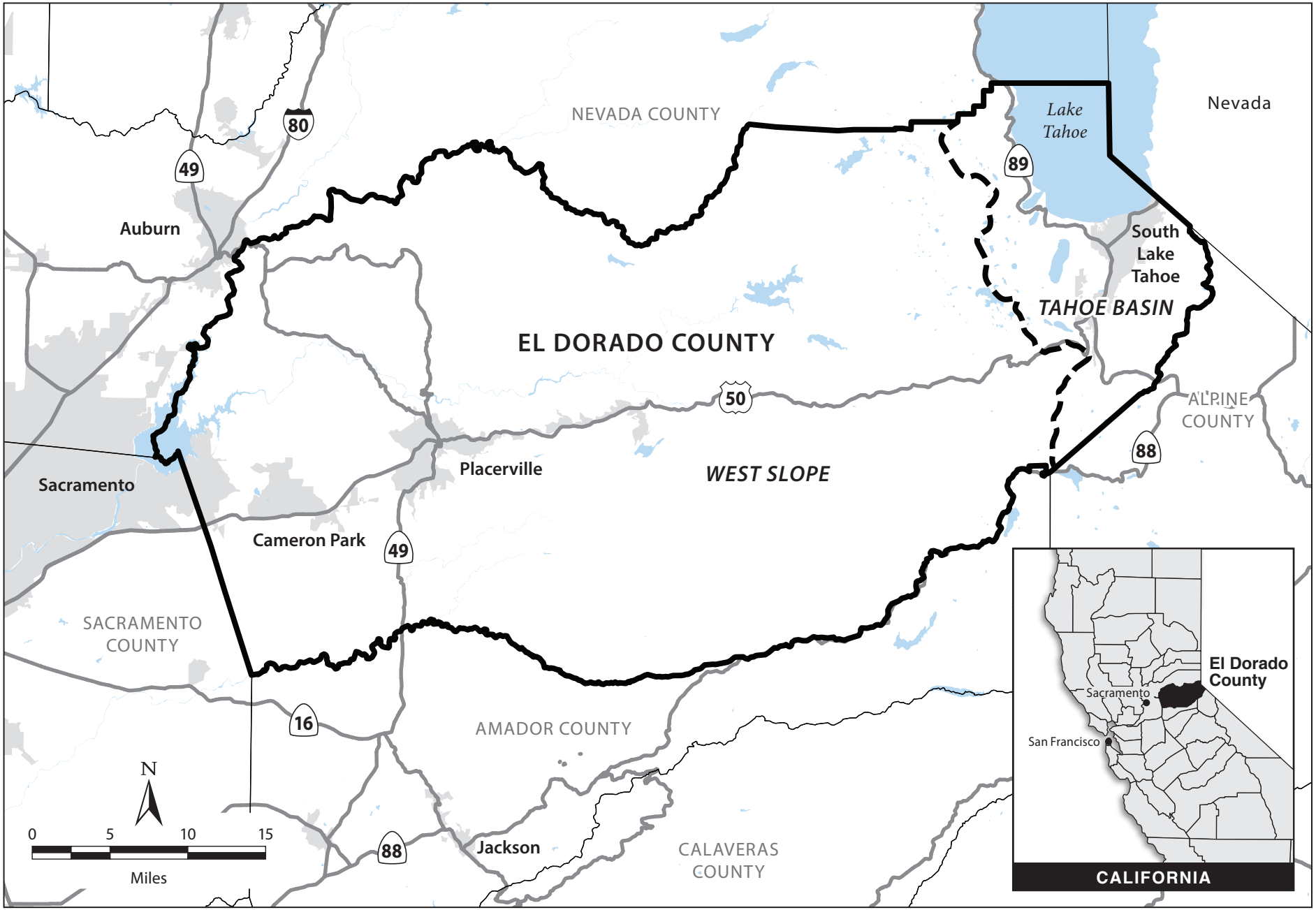


Figure 2-1
Regional Location

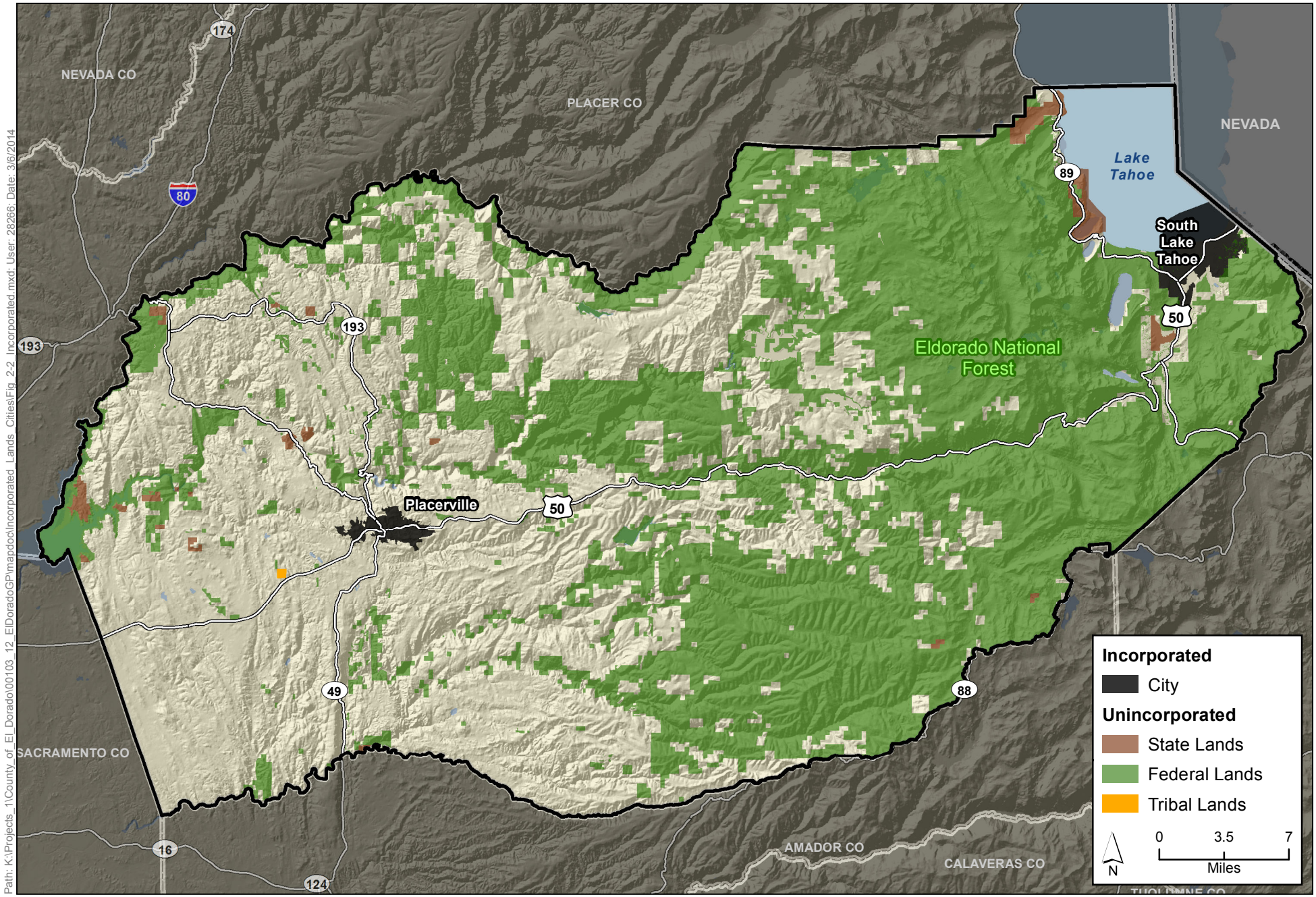
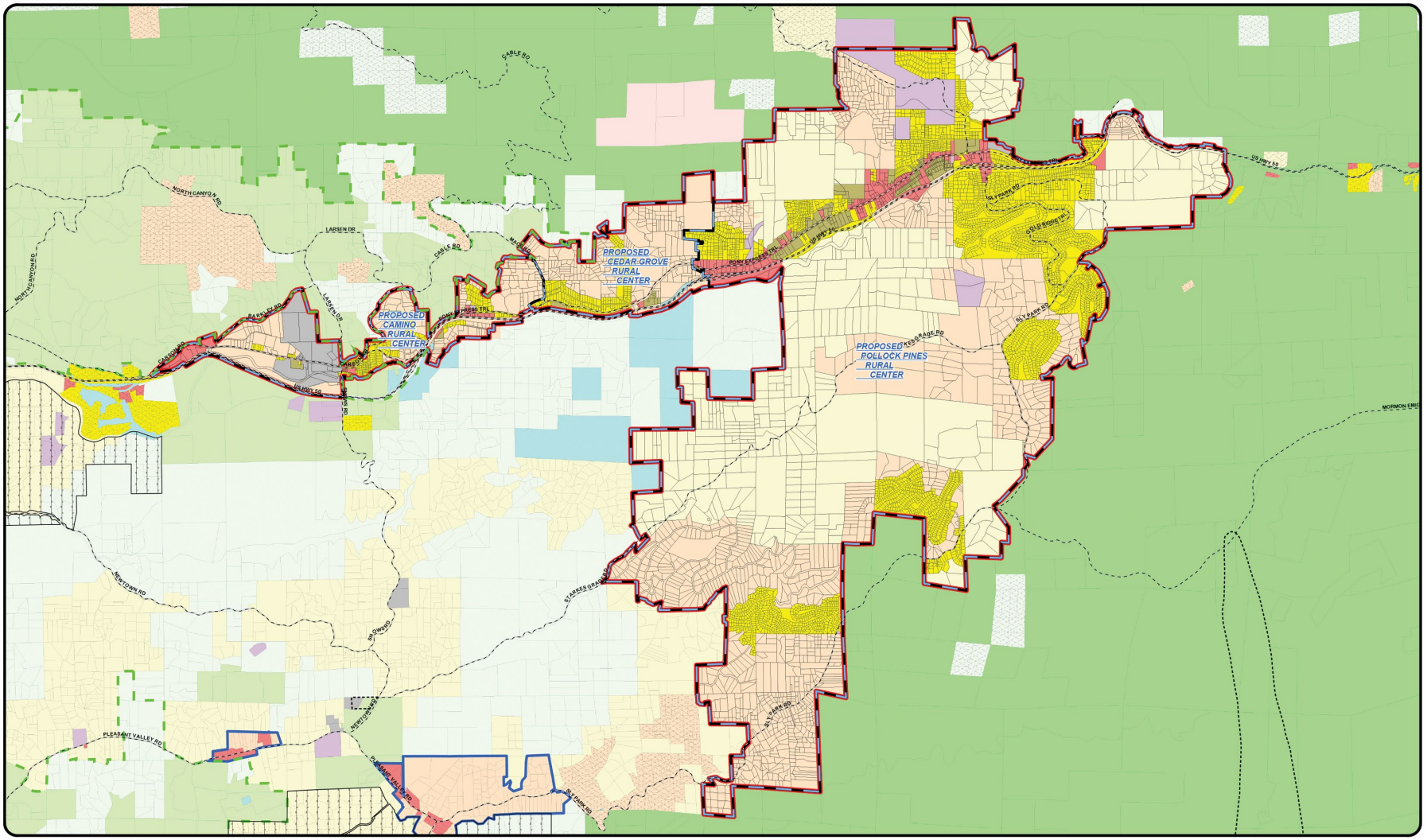


Figure 2-2
El Dorado County
Incorporated Cities and Unincorporated Lands



PROPOSED MODIFICATION TO CAMINO / POLLOCK PINES COMMUNITY REGION

Source: El Dorado County Planning Services 2012.

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Figure 2-3
Camino/Pollock Pines Community Region

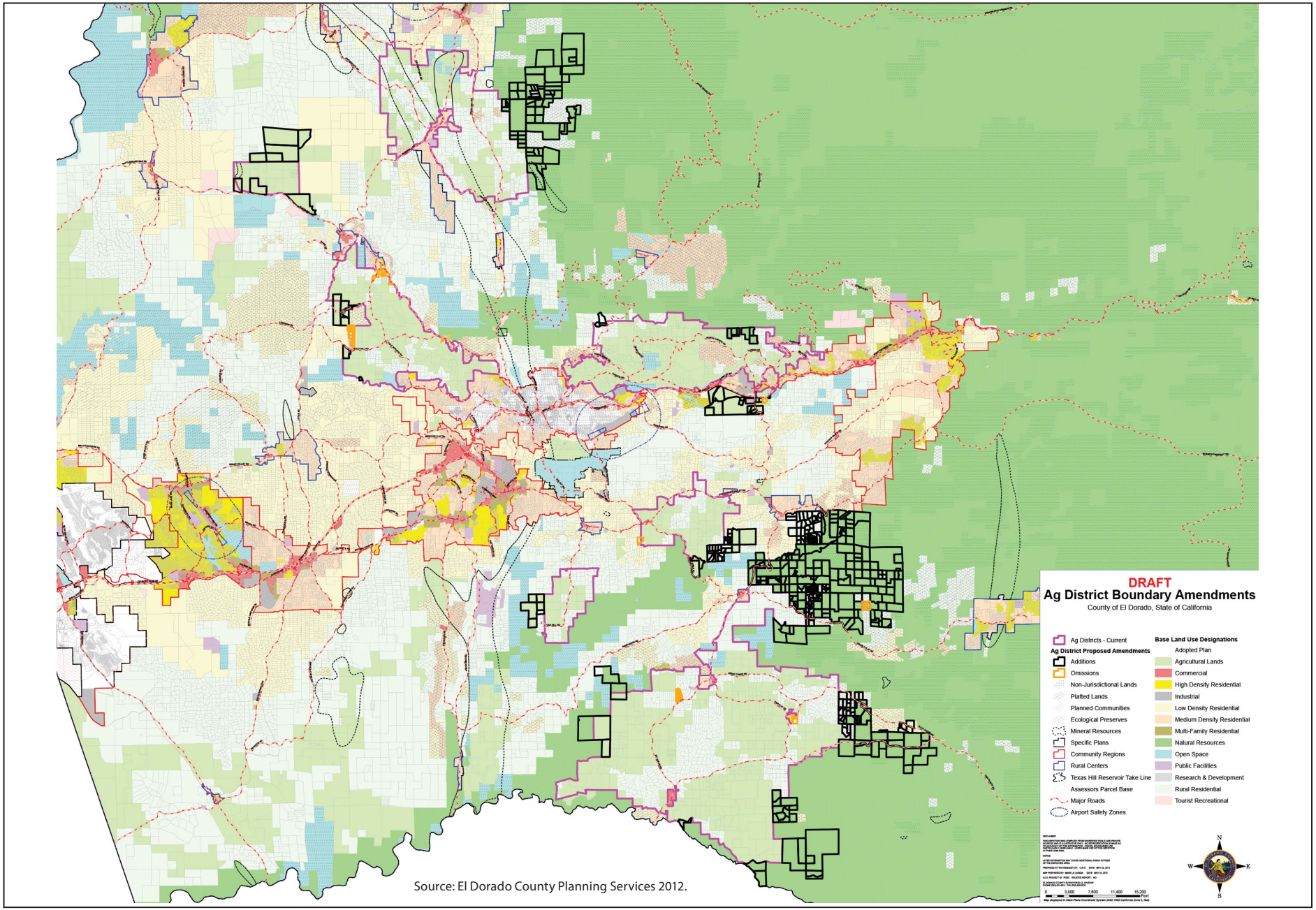

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Figure 2-4
Agricultural District Boundaries

2.3.2 Zoning Ordinance Update Objectives

- Update the zoning map to conform to the General Plan land use designations.
- Eliminate conflicting provisions within the existing ordinance.
- Add provisions to facilitate General Plan Implementation Measures.
- Reorganize the ordinance for ease of use.
- Update the text of the ordinance to bring it into conformance with the General Plan and to incorporate modern implementation tools.
- Create new zones to reflect current zoning needs.
- Delete obsolete zones.
- Create overlay zones to more effectively implement General Plan policies.
- Expand allowed uses in the agricultural and rural land zones to provide opportunities for agricultural support, recreation, and rural commerce.
- Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the issues of accessory structures, customers, and employees. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designations. "Rolled out" means land on with the Williamson Act contract has been non-renewed and will expire at the end of its term.
- Provide a range of commercial zones that specify the type, design, and location of commercial uses, consistent with the General Plan.

2.4 Description of the Project

The County is proposing targeted amendments to certain General Plan policies and land use designations and a comprehensive update to the Zoning Ordinance. The preliminary draft TGPA and draft comprehensive ZOU were circulated for public review and comment. Comments received during the review process were taken into consideration in preparing the TGPA and ZOU.

The proposed General Plan amendments and changes to the Zoning Ordinance are summarized below. The full texts of the proposed TGPA and ZOU, with the changes from the existing General Plan marked, are available for review at the County Community Development Agency, Long Range Planning Public Counter at 2850 Fairlane Court, Placerville and at all of the El Dorado County Public Libraries. Electronic copies are also available on the County website at http://www.edcgov.us/LongRangePlanning/. The *El Dorado County Mixed-use Design Guidelines* are found in Appendix C of this EIR.

2.4.1 Targeted General Plan Amendments

Amendments are proposed for the General Plan elements listed below.

- Land Use
- Transportation and Circulation

- Public Services and Utilities
- Public Health
- Safety and Noise
- Conservation and Open Space
- Agriculture and Forestry

No changes are proposed to the Housing Element, which was adopted October 29, 2013. Some of the changes to the Land Use Element are prompted by changes to the State Planning and Zoning Law that now requires general plans to provide high-density residential designations to accommodate the potential for lower income housing (Chapter 664, Statutes of 2008. Effective January 1, 2009).

The majority of the project's proposed General Plan amendments consist of policy changes within the existing General Plan designations (i.e., they are changes to the General Plan text). The project also includes a limited number of proposed changes to the land use map and General Plan Land Use Designations. These map changes are proposed in order to correct mapping errors in the adopted General Plan land use map, many of which were identified during the Zoning Map update process and affect approximately 0.10% of existing parcels within the county.

While the TGPA includes a number of specific amendments to General Plan policies, most of the current General Plan's policies would remain unchanged. Maps and a list showing the proposed changes are available at http://www.edcgov.us/landuseupdate/.

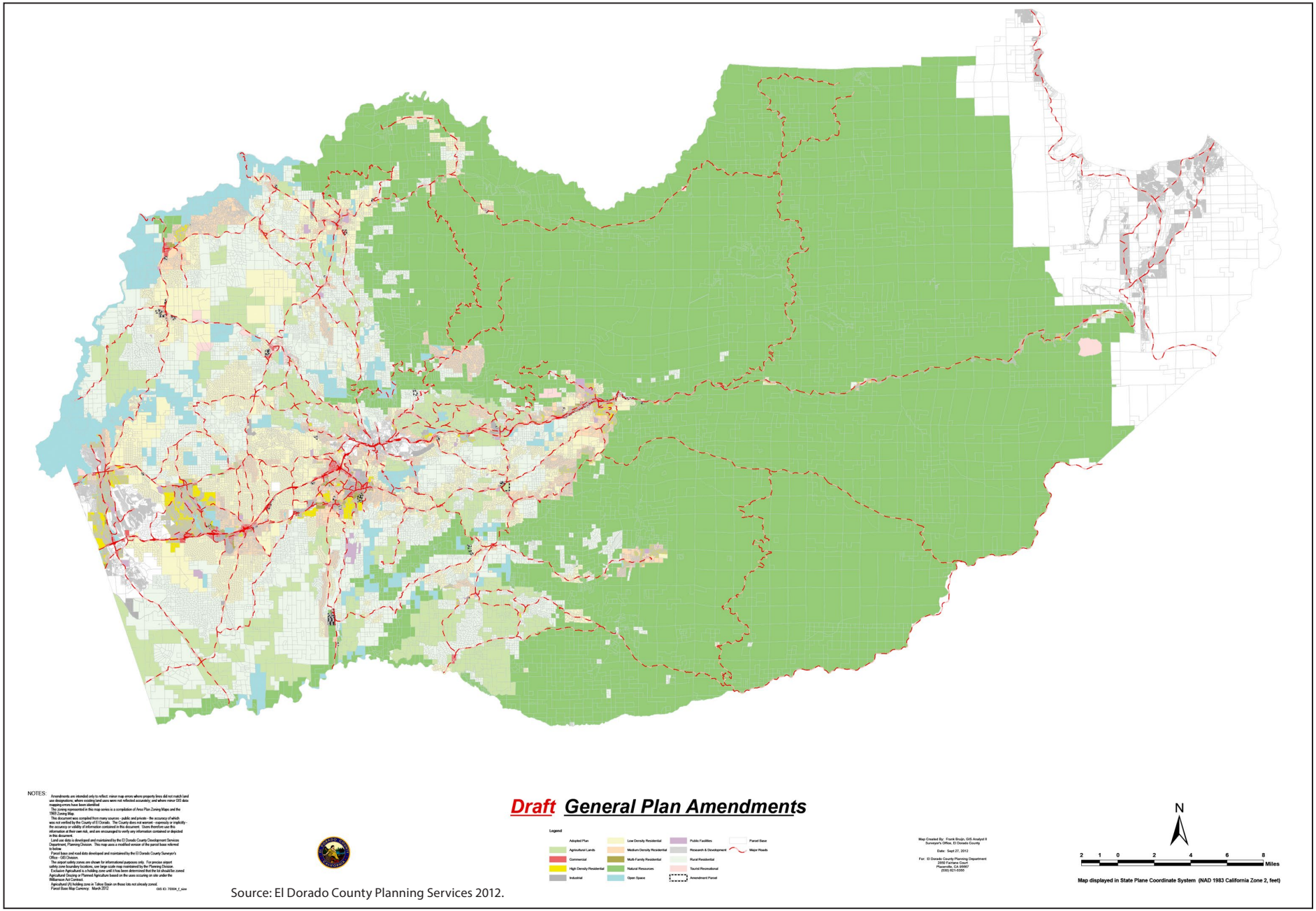
Land Use Map Changes

The General Plan designates planned land uses in the county, such as Commercial, Industrial, Residential (with densities ranging from Multi-Family to Rural Residential), Agricultural, Natural Resources, and Open Space on the land use map. The TGPA does not change the General Plan land use designations for individual properties, except where necessary to correct a small number of land use map errors (approximately one tenth of one percent of the existing parcels) discovered subsequent to the adoption of the General Plan in 2004. These corrections are identified on the Draft General Plan Amendment map (Figures 2-5a–5l).

The proposed land use map changes are described below and are shown in Figures 2-3, 2-4, and 2-5a–2-5l.

1. **Camino/Pollock Pines Community Region**. The General Plan identifies a number of existing communities as "Community Regions" in order to "provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County." These communities are "those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County" (General Plan Objective 2.1.1 and Policy 2.1.1.2).

   The General Plan also identifies "Rural Centers" within the County "as centers within the Rural Regions which provide a focus of activity and provide goods and services to the surrounding areas." As explained in the General Plan, "Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of



Source: El Dorado County Planning Services 2012.

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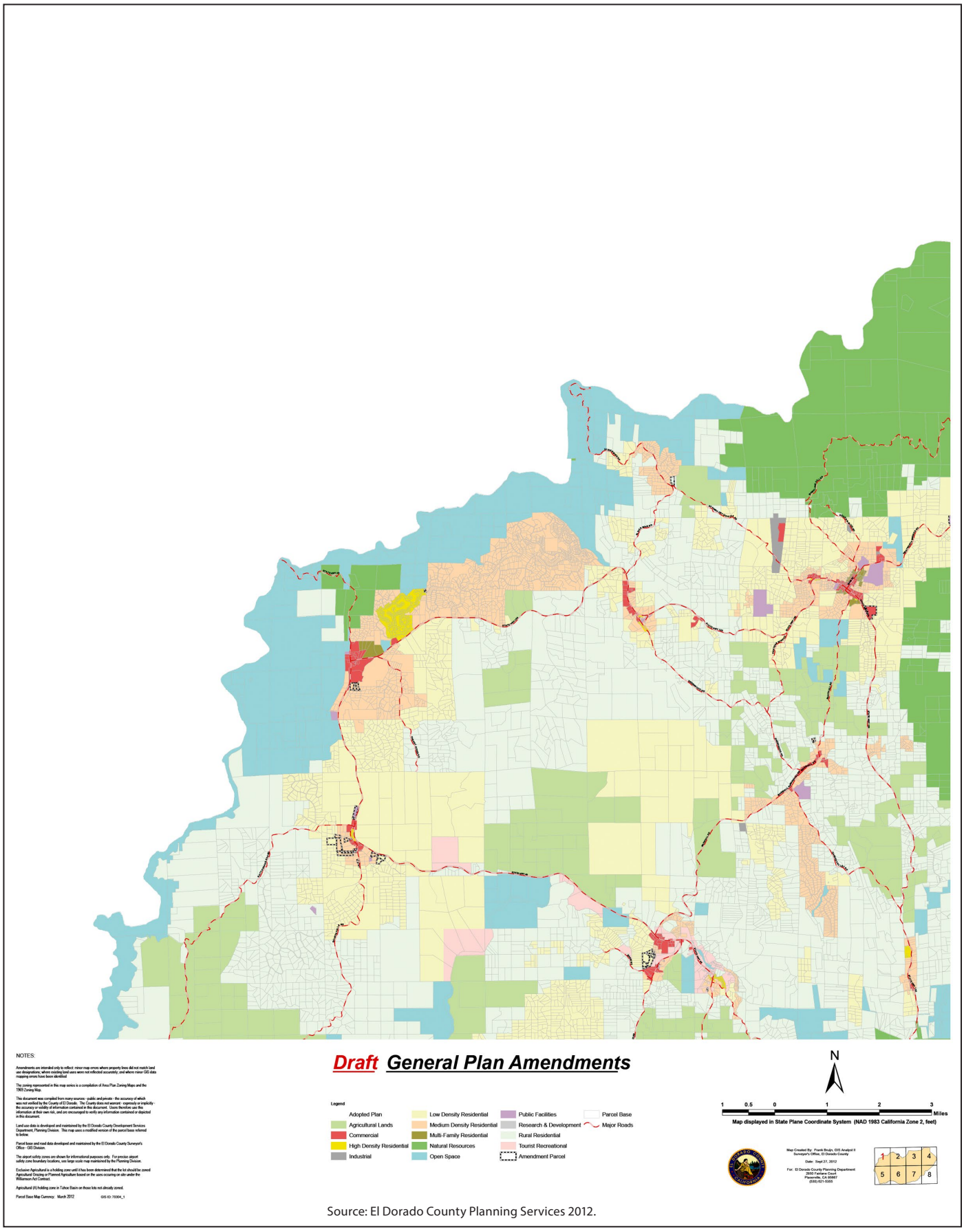
Figure 2-5a
Land Use Map Changes



Source: El Dorado County Planning Services 2012.

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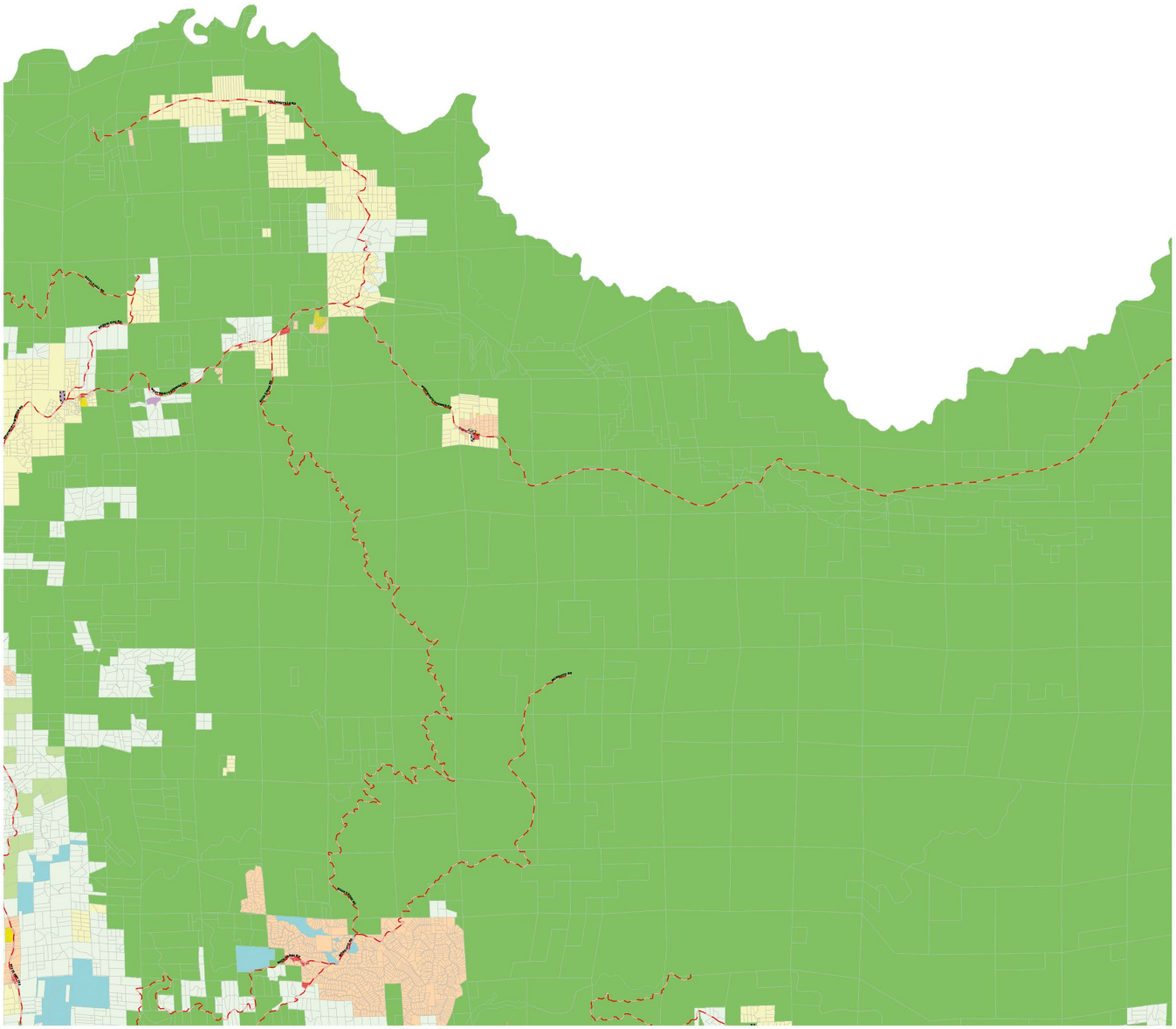
Figure 2-5b
Land Use Map Changes
Sheet 1



Source: El Dorado County Planning Services 2012.

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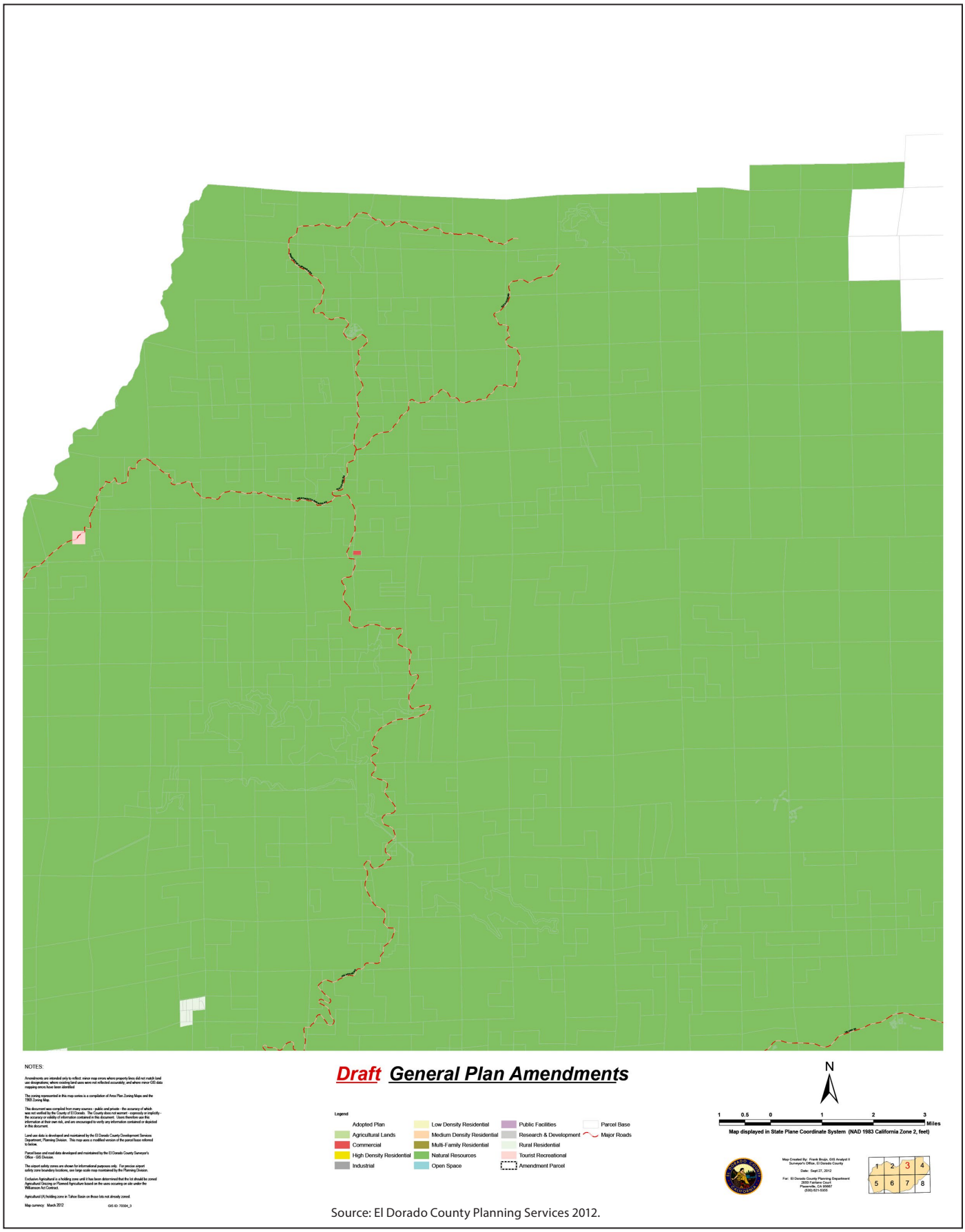
Figure 2-5c
Land Use Map Changes
Sheet 2



Source: El Dorado County Planning Services 2012.

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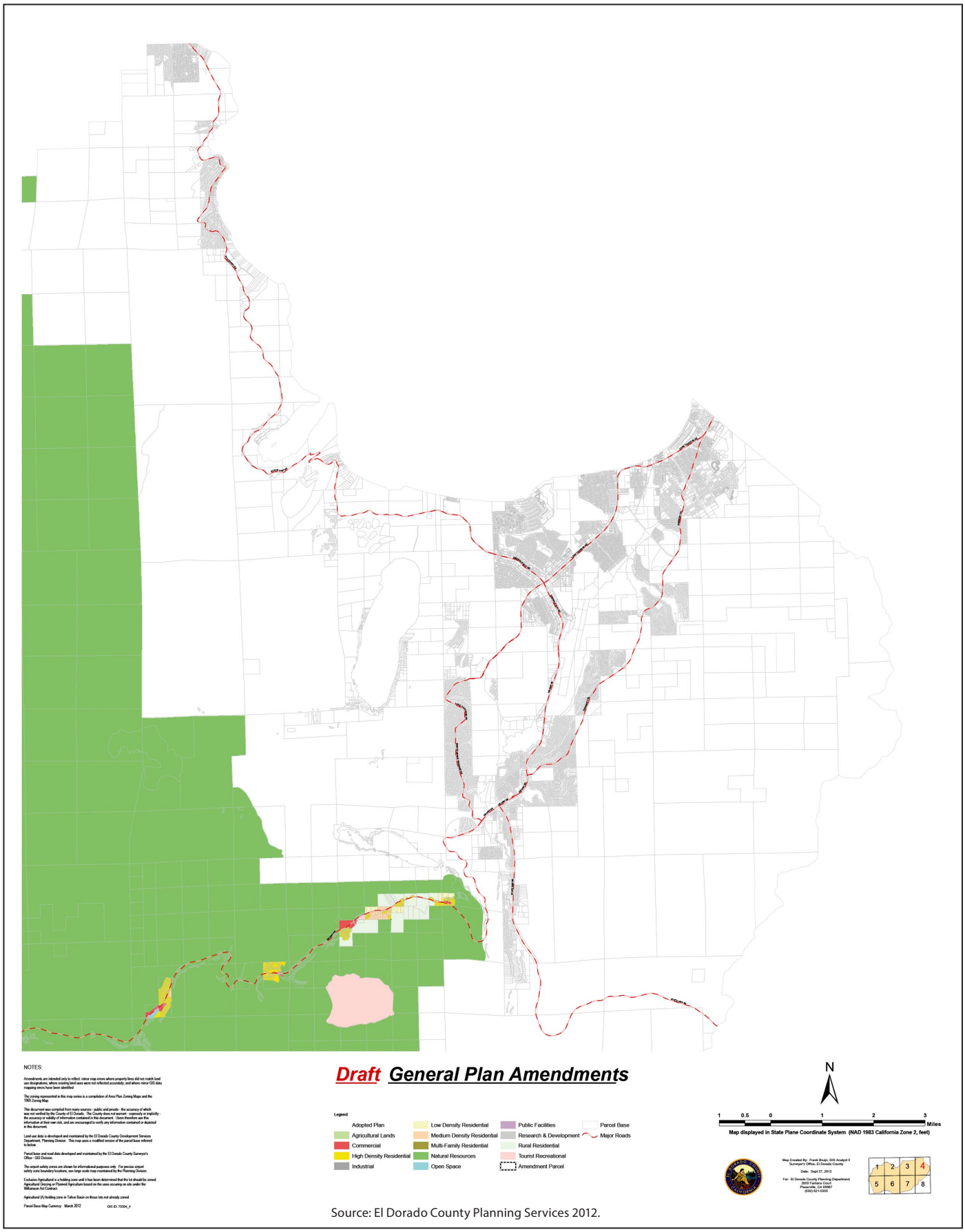
Figure 2-5d
Land Use Map Changes
Sheet 3



Source: El Dorado County Planning Services 2012.

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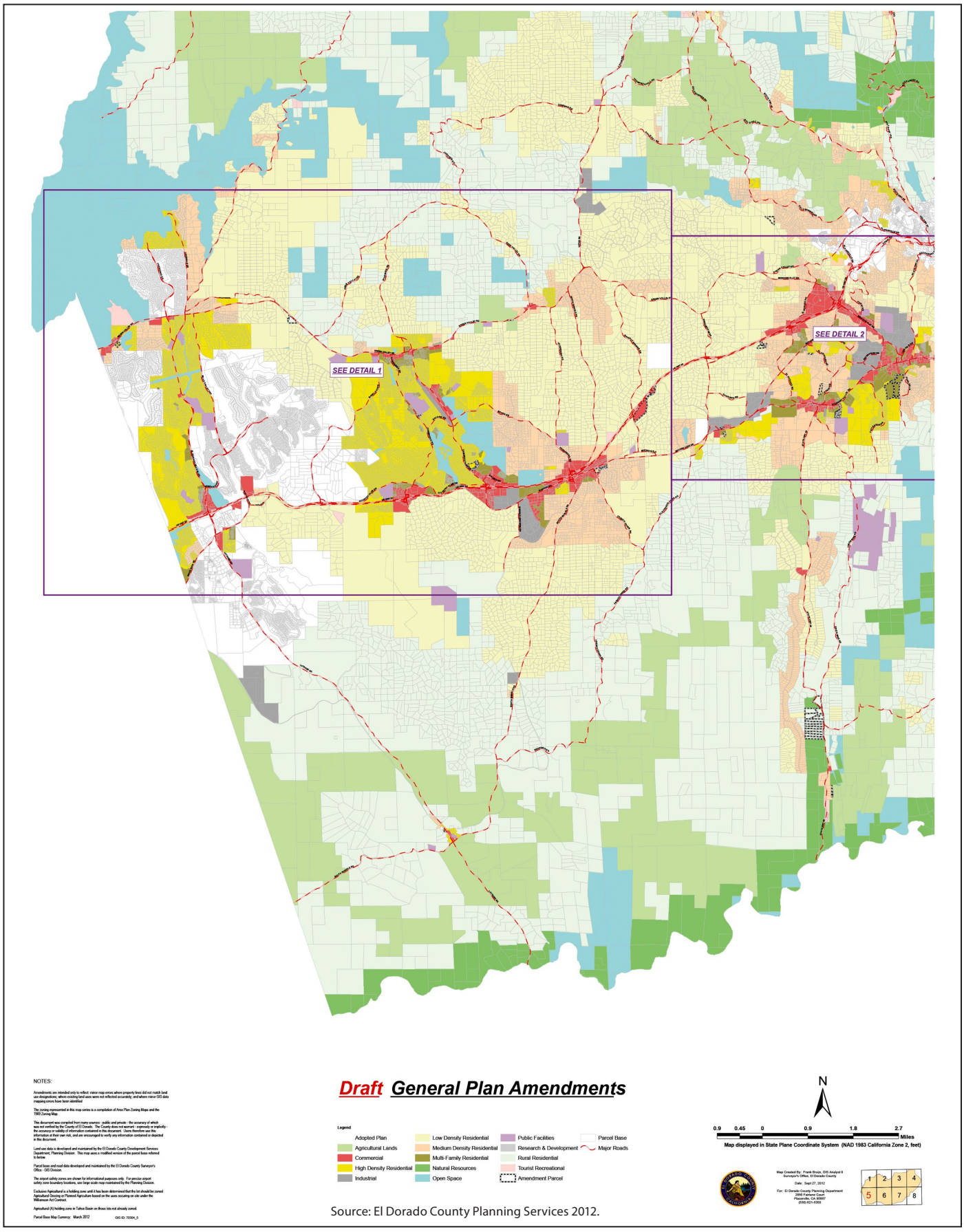
Figure 2-5e
Land Use Map Changes
Sheet 4



Source: El Dorado County Planning Services 2012.

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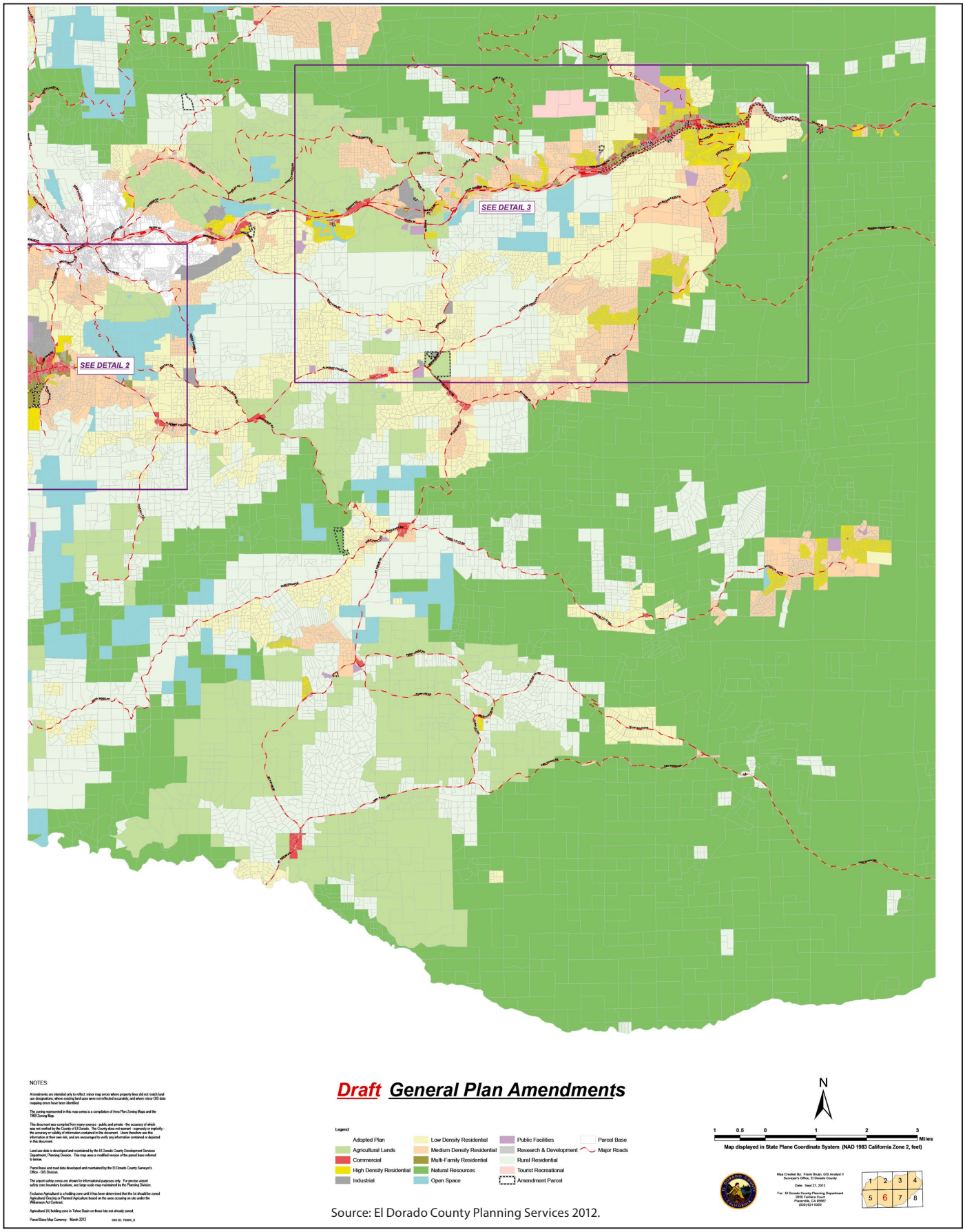
Figure 2-5f
Land Use Map Changes
Sheet 5

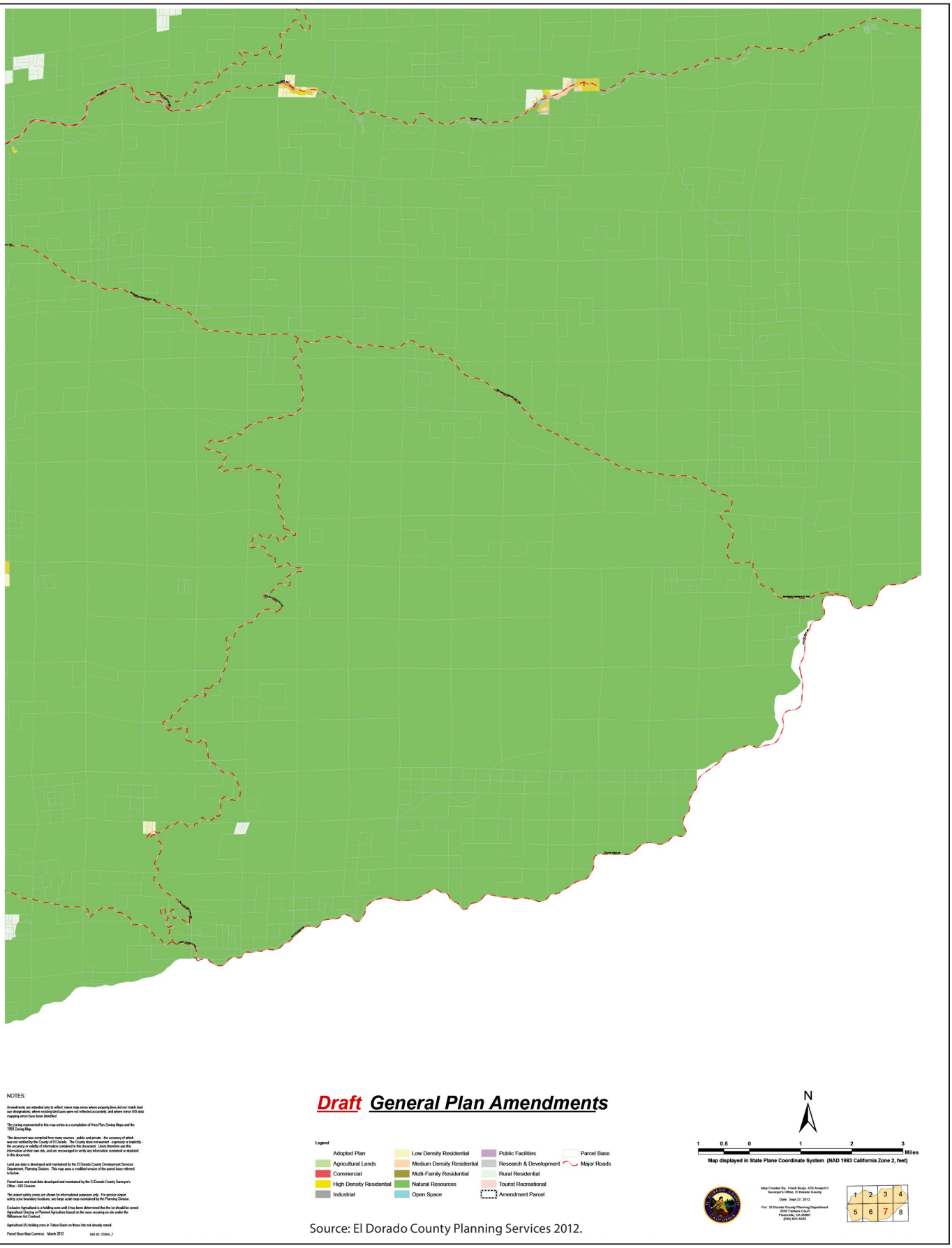


Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

ICF INTERNATIONAL

Figure 2-5g
Land Use Map Changes
Sheet 6

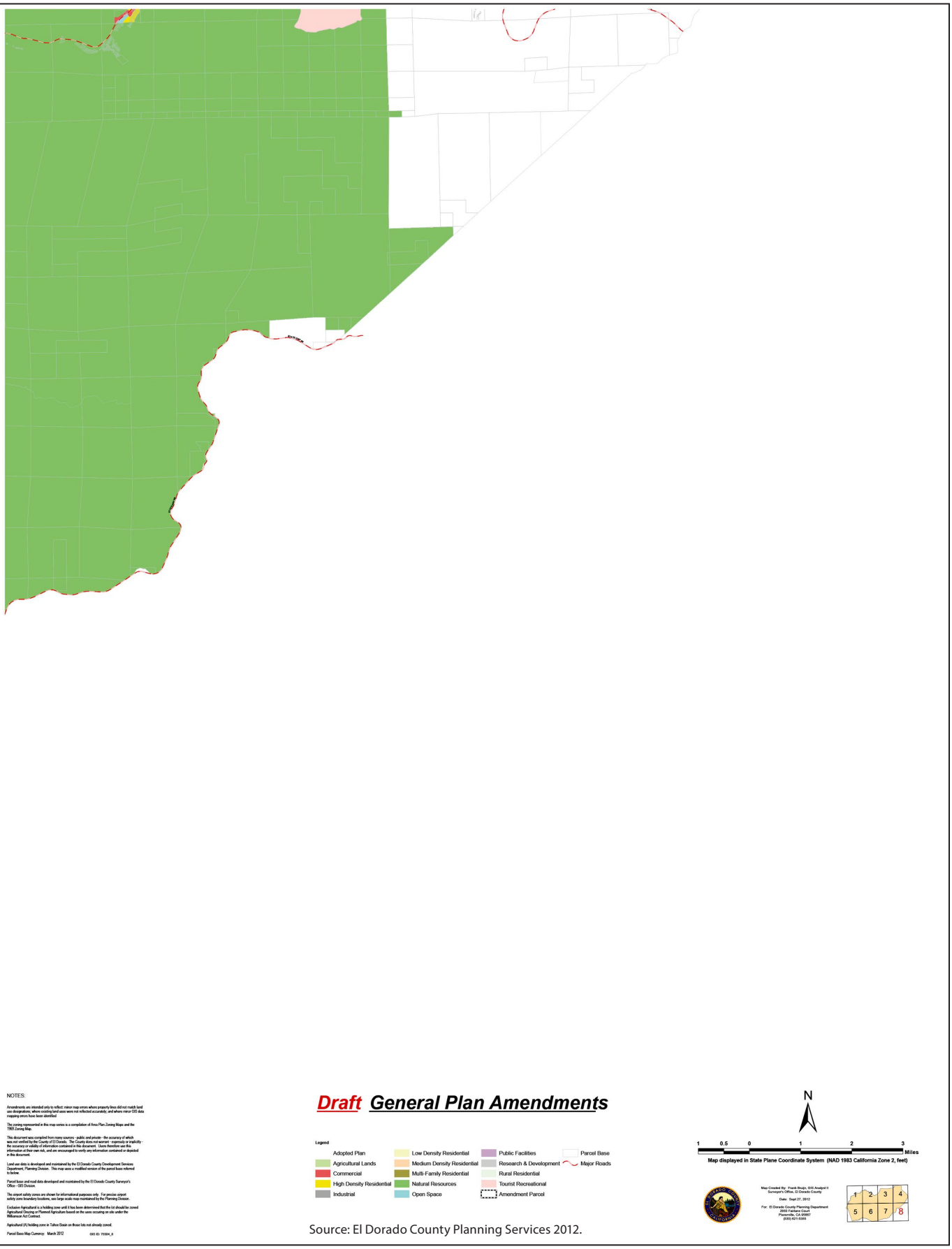


Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

ICF INTERNATIONAL

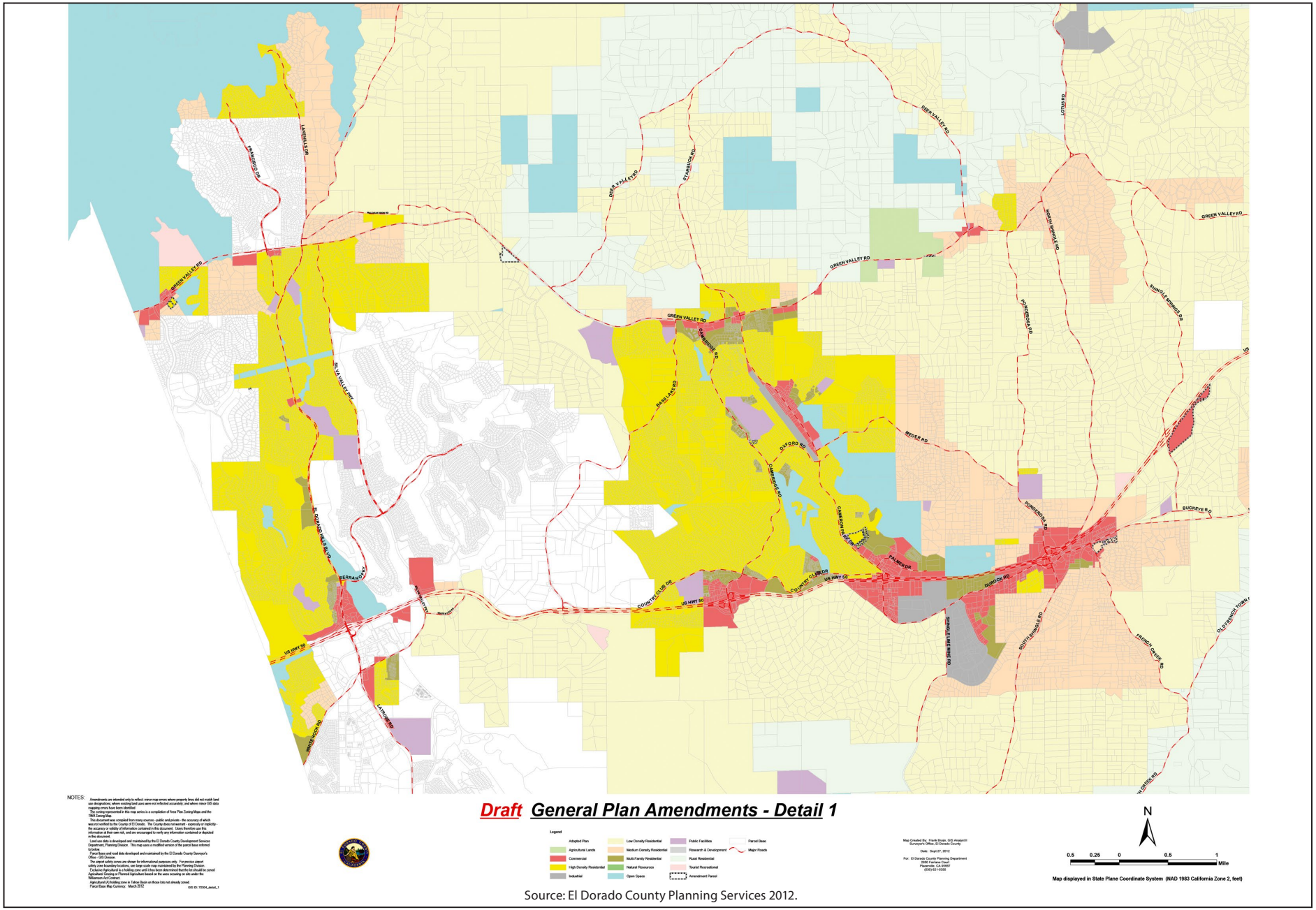
Figure 2-5h
Land Use Map Changes
Sheet 7



Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

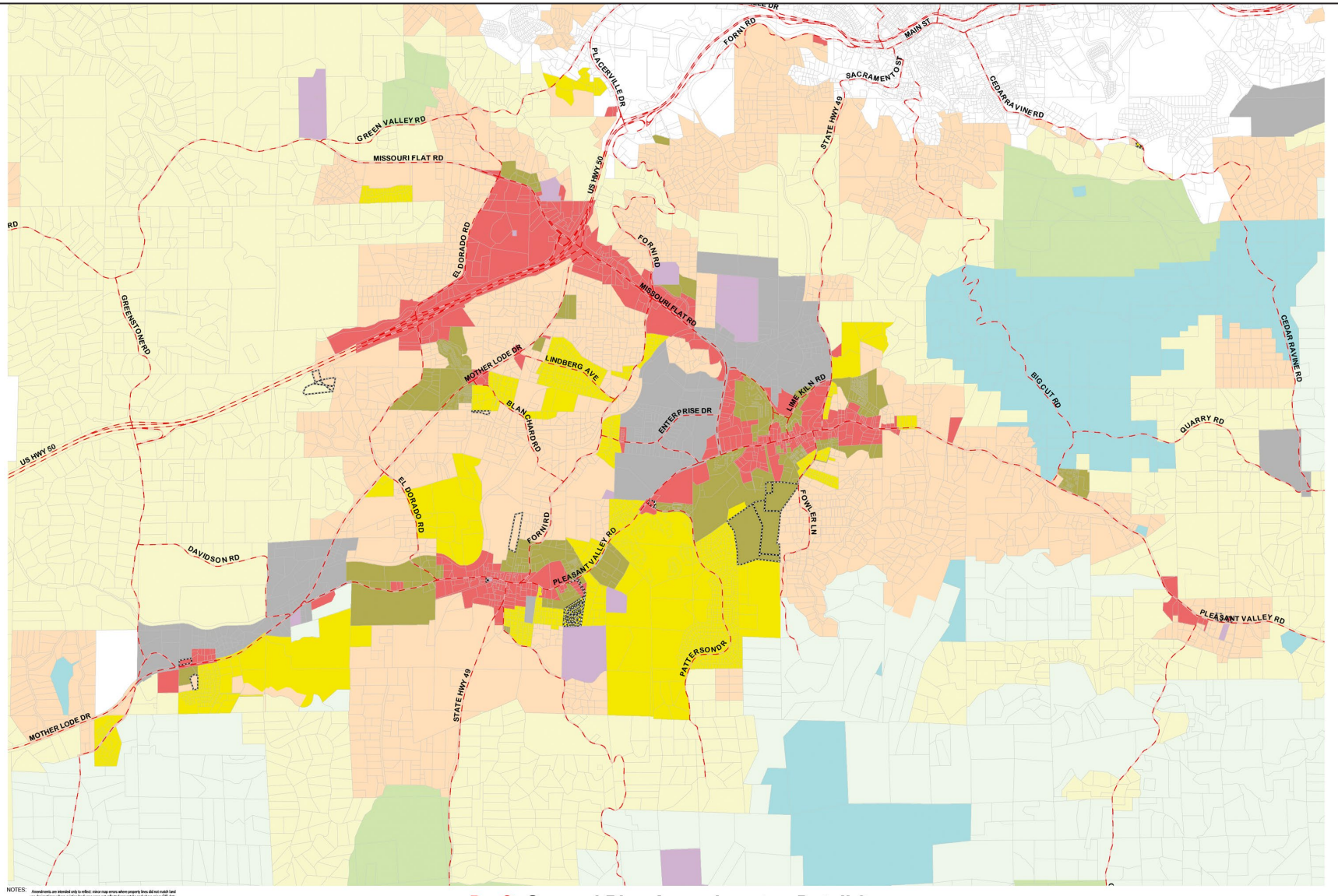
Figure 2-5i
Land Use Map Changes
Sheet 8



Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

Figure 2-5j
Land Use Map Changes
Detail 1



NOTES:

Amendments are intended only to reflect minor map errors where property lines did not match land use designations, where existing land uses were not reflected accurately, and where minor GIS data mapping errors have been identified.

The land use designations depicted in this map series is a compilation of Area Plan Zoning Maps and the 1965 Zoning Map.

This document was compiled from many sources - public and private - the accuracy of which was not verified by the County of El Dorado. The County does not warrant - expressly or implicitly - the accuracy or validity of information contained in this document. Users therefore use the information at their own risk, and are encouraged to verify any information contained or depicted in this document.

Land use data is developed and maintained by the El Dorado County Development Services Department, Planning Division. This map uses a modified version of the parcel base referred to below.

Parcel base and road data developed and maintained by the El Dorado County Surveyor's Office - GIS Division.

Fire District Boundaries Zones are shown for informational purposes only. For precise airport safety zone boundary locations, see large scale map maintained by the Planning Division.

Exclusive Agricultural is a holding zone until it has been determined that the lot should be zoned Agricultural Grazing or Planned Agriculture based on the uses occuring on site under the Williamson Act Contract.

Agricultural (A) holding zone in Tahoe Basin on those lots not already zoned.

Parcel Base Map Currency: March 2012

GIS ID: 70364_detail_2

Draft General Plan Amendments - Detail 2

Legend

Adopted Plan
Agricultural Lands
Commercial
High Density Residential
Industrial
Low Density Residential
Medium Density Residential
Multi-Family Residential
Natural Resources
Open Space
Public Facilities
Research & Development
Rural Residential
Tourist Recreational
Amendment Parcel
Parcel Base
Major Roads

Map Created By: Frank Bruijn, GIS Analyst II
Surveyor's Office, El Dorado County
Date: Sept 27, 2012
For: El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355

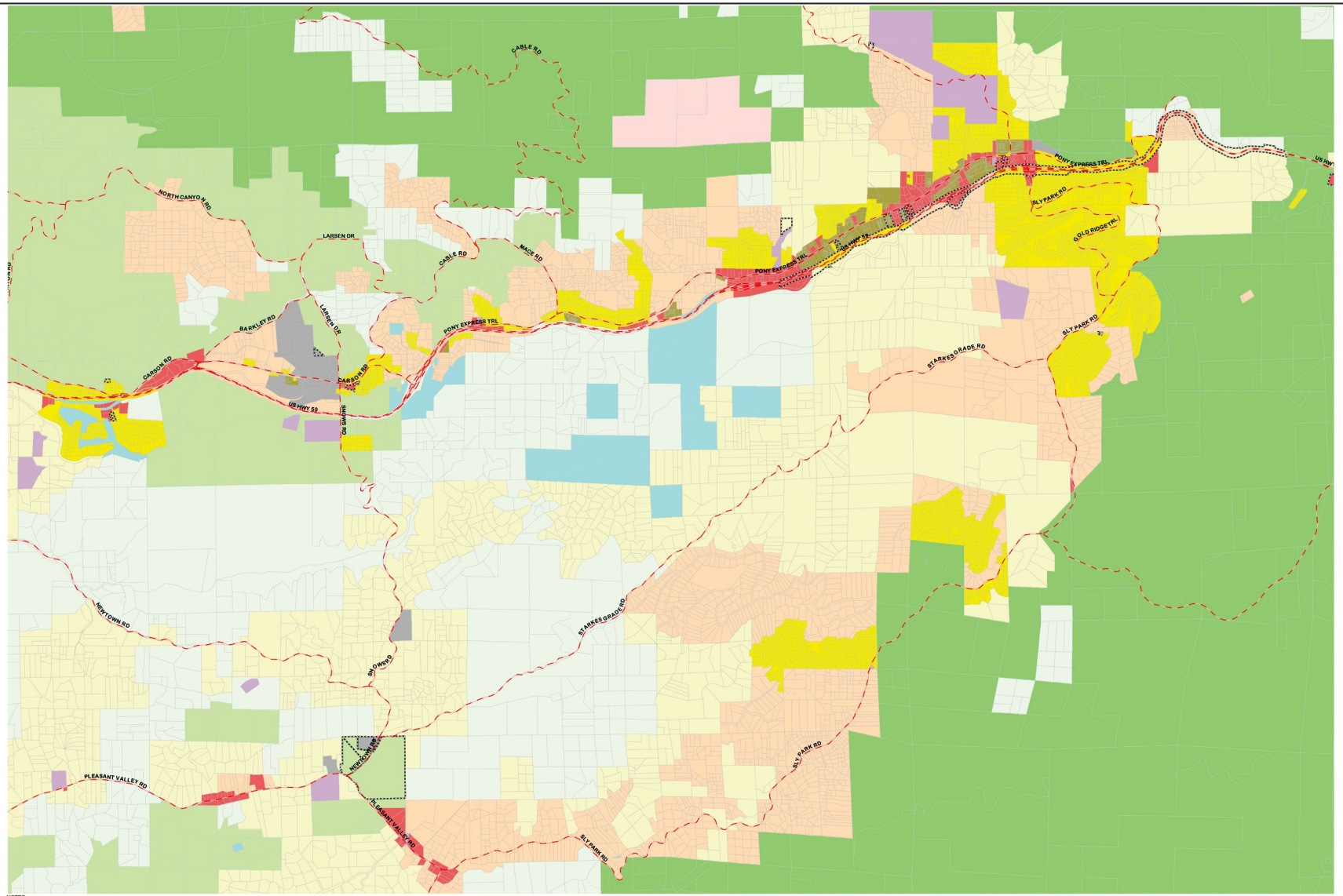
Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

ICF INTERNATIONAL

Figure 2-5k
Land Use Map Changes
Detail 2



Source: El Dorado County Planning Services 2012.

Graphics ... 00103.12 (11-5-12)

Figure 2-5l
Land Use Map Changes
Detail 3

infrastructure, public services, existing uses, parcelization, impact on natural resources, etc." (General Plan Objective 2.1.2 and Policy 2.1.2.2).

The TGPA proposes to divide the existing Camino/Pollock Pines Community Region to create three Rural Centers centered on Camino, Cedar Grove, and Pollock Pines (see Figure 2-3). This would allow each of the communities to develop in a manner that reflects its separate and distinct character. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region. In addition, the project would not include changes to the current land use designations for the properties within the existing boundary or proposed Rural Centers.

2. **Agricultural District Boundaries**. The General Plan Agricultural and Forestry Element's Implementation Measure AF-J requires the County to inventory the agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Once the inventory is complete, the County is to perform a suitability review consistent with Agricultural and Forestry Element Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4 and amend the Agricultural District boundaries as appropriate (General Plan Policy 8.1.1.7).

Policy 8.1.1.1 describes the purpose and designation of Agricultural Districts.

"'Agricultural Districts' shall be created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production. These districts shall be delineated on the General Plan land use map as an overlay land use designation."

Policy 8.1.1.2 describes the criteria for including land within the Agricultural District boundary.

"A. Lands currently under Williamson Act contract (i.e., 'agricultural preserves');

"B. Soils identified as El Dorado County 'choice' agricultural soil, which consist of Federally designated prime, State designated unique or important, or County designated locally important soils;

"C. Lands under cultivation for commercial crop production;

"D. Lands that possess topographical and other features that make them suitable for agricultural production;

"E. Low development densities; and

"F. A determination by the Board of Supervisors that the affected lands should be preserved for agricultural production rather than other uses."

The Agricultural District overlay applies in combination with another land use designation to identify rural areas that are important to the county's agricultural economy. This includes lands designated in the General Plan as Agricultural Lands (AL), Natural Resources (NR), and Rural Residential (RR), for example. Including a parcel in or excluding a parcel from the Agricultural District overlay does not change the underlying General Plan land use designation. The project does not include any changes to the current land use designations.

The TGPA proposes to expand the Agricultural District Boundaries for Garden Valley-Georgetown, Coloma, Camino–Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play–Somerset to implement General Plan Implementation Measure AF-J. In addition, a number of

parcels now within Agricultural Districts will be removed from those districts, based on the Policy 8.1.1.2 criteria (see Figure 2-4).

The total current acreage of the Agricultural Districts is 49,141. The total acreage proposed to be added with the project is 17,241, and 137 acres are proposed to be removed. The County Agricultural Commission has identified the parcels to be added and the parcels to be removed through a public process that included notifying the affected landowners and offering them the opportunity to contest the Commission's preliminary determination. All contested parcels were addressed during the May 2010 Agricultural Commission meeting. Table 2-1 summarizes the proposed changes to the Agricultural Districts.

3. **Land Use Map Corrections.** State planning and zoning law requires the County's Zoning Ordinance, including the zoning map, to be consistent with the General Plan land use map (Government Code Section 65860). In the process of bringing the zoning map into conformance with the General Plan, errors in the General Plan land use map were discovered. The project would include both changes to the zoning map through the ZOU and limited land use map clean-up through the TGPA (Figures 2-5a–5l).

Table 2-1. El Dorado County Agricultural District Changes

	Parcels Identified for Addition				Parcels Identified for Removal			
Ag District	# of Proposed Additions	Acres	# of Contested Parcels[a]	Acres	# of Proposed Removals	Acres	# of Contested Parcels[a]	Acres
Camino–Fruitridge	25	990	4	294	0	0	0	0
Gold Hill	7	316	0	0	24	92	3	16
Oak Hill	6	299	0	0	0	0	0	0
Pleasant Valley	27	650	0	0	1	20	0	0
Coloma	8	1,163	0	0	0	0	0	0
Garden Valley – Georgetown East	65	3,291	0	0	0	0	0	0
Fair Play– Somerset (1st Half)	82	4,628	0	0	71	25	0	0
Fair Play– Somerset (2nd Half)	259	5,904	4	148	0	0	0	0
Total	479	17,241	8	442	96	137	3	16

Source: El Dorado County Department of Agriculture and Weights and Measures 2010.

[a] A contested parcels is one for which the landowner contested the Planning Commission's preliminary determination to add or remove the parcel from Agricultural Districts.

General Plan Policy Amendments

The proposed General Plan policy amendments are listed below.

Policy 2.1.1.3: Commercial/Mixed Use (in Community Regions). This policy would increase the maximum density for the residential portion of mixed-use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre to be consistent with 2009 amendments to State planning law (Government Code Section 65583.2(c)(B)(3)). The maximum residential

density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.

Policy 2.1.2.5: Commercial/Mixed Use (in Rural Centers). This policy would increase the maximum density for the residential portion of mixed use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre.

Policy 2.2.1.1 and Table 2-1: Commercial and Industrial. The General Plan states that commercial designations are "considered appropriate only within Community Regions and Rural Centers." Industrial designations are allowed in Community Regions and Rural Centers, but in Rural Regions only when "constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization."

The TGPA proposes to change current policy restrictions that prohibit commercial and industrial land use designations in the Rural Regions.

Policy 2.2.1.2: Commercial/Residential Mixed Use. The following sentence would be deleted: "The residential component of the project shall only be implemented following or concurrent with the commercial component." This would allow residential use to precede commercial development in mixed use projects.

Policy 2.2.1.2: Industrial. The requirement that industrial lands be restricted to areas within, or in close proximity to Community Regions and Rural Centers would be deleted. The requirement that industrial lands in rural regions have more limited industrial uses—for support of agriculture and natural resource uses—would be deleted

Policy 2.2.1.2: Multifamily Residential (MFR). The minimum allowable density for the MFR designation in the current General Plan is 5 dwelling units per acre, with a maximum density of up to 24 dwelling units. The project would increase the designation's minimum density to eight units per acre with an optional review but retain the current maximum density of 24 units per acre[1]. The project would amend the MFR designation to encourage a full range of housing types including small lot, single-family detached design without a requirement for a planned development. The project would specify that mixed-use development within Community Regions and Rural Centers that combine commercial and residential uses shall be permitted under the MFR designation.

Policy 2.2.1.2: High Density Residential. The requirement for a planned development application on projects of three or more dwelling units per acre to allow for additional moderate income housing options would be deleted.

Policy 2.2.1.2: Open Space. The policy to refer to General Plan Objective 7.6.1 and to allow for additional moderate income housing options would be amended.

Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4: Open Space. Amend the 30% open space requirement for Planned Development in Community Regions and Rural Centers to allow less than 30% of "improved open space" on site.

[1] The prior proposal to increase the MFR density to 30 units per acre described in the NOP for the DEIR was based on the belief that this was necessary in order for the housing element to accommodate the county's fair share of the regional housing need. After adoption of the Housing Element in late October 2013 and its ratification by the California Department of Housing and Community Development later that year, it is clear that the density is not needed in order to meet state law. Therefore, that part of the project is no longer being pursued.

Table 2-4: General Plan Land Use Designation and Zoning District Consistency Matrix: This table would be amended as necessary to reflect Zoning Ordinance Update revisions.

Policy 2.2.4.1: Density Bonus. The density bonus criteria would be amended for clarity and consistency with General Plan policies 2.2.3.1 and 2.2.3.2, which establish additional criteria required to qualify for a residential density bonus.

Policy 2.2.5.4: Planned Development. This policy, requiring a Planned Development application on projects requesting the creation of 50 parcels or more to allow for additional moderate-income housing, would be deleted.

Policy 2.2.5.8: Neighborhood Services zoning district. The policy creating the Neighborhood Services zoning district and allowing for neighborhood service uses to be met in related commercial and residential zones would be deleted.

Policy 2.2.5.10: Agricultural Support Services. The policy that requires a special use permit for agriculture support services would be amended; standards and permit requirements for such uses would be incorporated into the Zoning Ordinance.

Policy 2.4.1.3: Design Historic (-DH) combining zone district for Clarksburg. The policy would be amended to recognize the historical town sites of El Dorado and Diamond Springs.

Policy 2.5.2.1: Mixed-use development would be allowed in neighborhood commercial centers. Currently, this policy allows residential use on the second story, but does not mention mixed use by name.

Policies 2.9.1.2, 2.9.1.3, and 2.9.1.4: Five-year Amendment Intervals. Criteria for establishing Community Region and Rural Center boundaries would be amended by deleting the restriction that boundaries can be amended every 5 years; this revision would allow revisions to the boundaries to be initiated by Board of Supervisors whenever necessary.

New Policy 2.4.1.5. This policy would set criteria for and identify infill sites and opportunity areas and provide, through an implementation measure, incentives for development of these vacant/underutilized areas. Implementation may support the use of mixed-use and "form-based" codes. These policy changes would not include amending the land use designations or increasing the densities currently provided for in the General Plan.

Policies TC-1a, TC-1b, and Table TC-1: County Roadway Standards. These policies and table in the Transportation and Circulation Element would be revised to allow for narrower streets and road ways and to support the development of housing affordable to all income levels and to further support the objectives found in policies TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2. This will involve adding an exception to Table TC-1 to allow deviations from the standards when needed to accommodate "complete streets" pursuant to state law or for mixed-use developments.

Policies TC-1m, TC-1n(B), TC-1w: Road Improvements. These policies would be amended to make minor modifications to clarify language: TC-1m—delete "of effort"; TC-1n(B)—replace "accidents" with "crashes" to be consistent with transportation industry standard language; and TC-1w—delete "maximum."

Table TC-2, Policy TC-Xb, and Policy TC-Xd: Level of Service Standards. This revision entails moving Table TC-2 to another document; if it is moved, all references to TC-2, including the references in TC-Xb and TC –Xd, would be amended.

Policy TC-Xb (C): Roadway Capacity. This would be a minor amendment to refer to "Figure TC-1" when referencing the circulation diagram.

Policy TC-Xg: Right of Way Dedications. This amendment would clarify the requirement that development may be required to dedicate right-of-way, fund design and construction, and or fund all improvements necessary to mitigate the effects of traffic from the project.

Policy TC-Xi: Planning for U.S. Highway 50 Widening. This policy would be amended to allow for coordination of regional projects to be delivered on a schedule agreed to by related regional agencies, thereby excluding regional projects from the scheduling requirements of the policies of the General Plan.

Policies TC-4a, TC-4d, and TC-4f: Bicycle Routes. Language in these policies would be amended to ensure consistency with subsequently adopted documents and plans.

Policies TC 4i, TC-5a, TC-5b, and TC-5c: Paths and Sidewalks. These policies would be amended to provide more flexibility as to when sidewalks are required. Requirements and enforcement would be included in subsequently adopted design standards and guidelines.

Policy TC-1y: Employment Cap. The El Dorado Hills Business Park employment cap limits would be analyzed and either amended or deleted.

Policies TC-Xd, TC-Xe and TC-Xf: Level of Service Standards. These policies would be amended to clarify the definition of "worsen"; to clarify what is required if a project "worsens" traffic; to identify the methodology for traffic studies (e.g., analysis period, analysis scenarios, methods); and to identify the timing of improvements.

New Goal and associated policies. A goal and policies would be added to provide for CEQA streamlining opportunities for qualified projects that are consistent with the Metropolitan Transportation Plan.

New Policy. A new policy would be added to support the development of new or substantially improved roadways to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists, to comply with the requirements of Assembly Bill 1358, the Complete Streets Act of 2008 (Chapter 657, Statutes of 2008 – Government Code Section 65302(b)(2)). An implementation measure would be added to update the applicable manuals and standard plans to incorporate elements in support of all users.

Objectives 5.1.1, 5.1.2, and Table 5-1: Planned Adequate Infrastructure. The Public Services and Utilities policies and table would be amended as needed to clarify that the Board has final authority when determining minimum level of service requirements consistent with General Plan objectives, standards, and related policies.

Policy 6.4.1.4 and 6.4.1.5: New Parcels in Flood Hazard Areas. Reference to the flood insurance rate maps would be removed from these policies to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.

Policy 6.5.1.11: Noise Standards. Tables 6-3 through 6-5 establish noise standards. This amendment would exempt construction activities occurring from 7 a.m. to 7 p.m. during the week or from 8 a.m. to 5 p.m. on weekends and holidays from those standards. In addition, the amendment would fully exempt public projects to alleviate traffic congestion and safety hazards from those noise standards. No changes to the tables are proposed.

Objective 6.7.1 and 6.7.5: Air Quality. These objectives would be amended to reflect updated air quality plan opportunities and add new policies and implementation measure that support the adoption of an Air Quality–Energy Conservation Plan.

Policy 7.1.2.1: Restriction on Developing Slopes of 30%. The policy that prohibits development on slopes of 30% or steeper would be amended to correspond with policy 2.3.2.1 discouraging development on 30% slopes or steeper and to set standards in the Zoning Ordinance and Grading Ordinance.

Policy 7.2.1.2 and 7.1.2.3: Mineral Resources. These policies would be amended to clarify which mineral resource zones are required to be mapped.

Objective 7.6.1.3(B): Specific references to Agricultural (A), Exclusive Agricultural (AE), Agricultural Preserve (AP), Residential-Agricultural (RA), and Select Agricultural (SA-10) zone districts would be deleted to conform to the new agricultural zones proposed in the ZOU.

Policy 8.1.3.2: Buffer for Incompatible Uses. This policy would be amended to provide a limited agricultural buffer for lands within a community region by adding language from Policy 8.4.1.2.

Policy 8.2.4.2: Special Use Permit. This policy would be amended to eliminate the requirement for a special use permit for all visitor serving uses, and instead would establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance.

Policy 8.1.1.6: Williamson Act Parcels. The policy requiring parcels encumbered by a Williamson Act Contract to be zoned Exclusive Agriculture (AE), pursuant to the California Land Conservation Act, would be deleted. The ZOU establishes new agricultural zones that can accommodate lands encumbered by Williamson Act contracts.

Policy 8.2.4.4: This policy provides that Ranch Marketing, Winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. The proposal considers amending the policy to allow for ranch marketing activities on grazing lands.

- Zoning Ordinance Update

  The ZOU is a comprehensive update of the County's Zoning Ordinance. The update is needed so that the Zoning Ordinance will be consistent with the provisions of the General Plan's goals, objectives, policies, and Implementation Measures. Consistency between the general plan and zoning is mandated by state law (Government Code 65860). The current Zoning Ordinance is not consistent with the General Plan.

The proposed comprehensive ZOU has two major components:

1. Revising the zoning maps to bring existing zoning designations into conformance with the General Plan, as required by state law.
2. Comprehensively updating the text of the Zoning Ordinance to bring it into conformance with the General Plan to eliminate inconsistencies and to incorporate modern implementation tools.

Table 2-2 illustrates the consistency between the General Plan's land use designations and the proposed zoning classifications.

Table 2-2. General Plan Land Use Designation and Zone Consistency Matrix

	Land Use Designations											
Zones	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM	●							●[1]				
R1		●	Δ									
R20K		●										
R1A		●	●									
R2A			●									
R3A			●									
RE (5-10)			●	●	●[2]							
CPO								●				
CL								●				
CM								●				
CC								●				
CR								●				
CG								●				
I										●		
R&D									●			
LA (10-160)				●[4]	●	●	●				●[3]	
PA (10-160)				●[4, ★]	●	●	●				●[3]	
RL (10-160)				●[4]	●	●	●				●[3]	
AG (40-160)				★	●	●	●				●[3]	★
FR					●	●	●					
TPZ				●	●	●	●					
RFL	●	●	●	●	●		●				●	●
RFH	●	●						●			●[5]	●
TC	●	●	●	●	●	●	●	●	●	●	●	●
OS	●	●	●	●	●	●	●				●	●

NOTES:

Land Use Designations

C = Commercial
R&D = Research & Development
HDR = High-Density Residential
I = Industrial
LDR = Low-Density Residential
MDR = Medium-Density Residential
MFR = Multifamily Residential
NR = Natural Resource
OS = Open Space
RR = Rural Residential
AL = Agricultural Lands
TR = Tourist Recreational

Zones	Land Use Designations											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR

Zones

AG (40-160)	=	Agricultural Grazing
CC	=	Commercial, Community
CG	=	Commercial, General
CL	=	Commercial, Limited
CM	=	Commercial, Main Street
CPO	=	Commercial Professional Office
CR	=	Commercial, Regional
FR	=	Forest Resource
I	=	Industrial
LA (10-160)	=	Limited Agricultural
OS	=	Open Space
PA (10-160)	=	Planned Agricultural
R&D	=	Research & Development
R1	=	Single-unit Residential
R1A	=	One-acre Residential
R20K	=	Single-Unit Residential
R2A	=	Two-acre Residential
R3A	=	Three-acre Residential
RE (5-10)	=	Residential Estate
RFH	=	Recreation Facility-High
RFL	=	Recreation Facility-Low
RL (10-160)	=	Rural Lands
RM	=	Multi-Unit Residential
TC	=	Transportation Corridor
TPZ	=	Timber Production Zone

● = Consistent with General Plan Policy.

Δ = Consistent when combined with the Platted Lands (-PL) Overlay Only.

★ = Consistent when in a Williamson Act Contract.

[1] As part of a mixed use project.

[2] RE-10, only.

[3] With a conservation easement.

[4] LA-10, PA-10 and RL-10 only.

[5] When inside a Community Region.

The main changes to the Zoning Ordinance being proposed are summarized below. The full text of the ZOU is available at the locations described in Section 2.4 above.

- Change zone designations as necessary so the zoning map for all parcels in the county conforms to the General Plan land use designations for those parcels. This consists of re-zoning individual parcels that currently have zoning inconsistent with the General Plan to make them consistent with the General Plan. As shown in Table 2-2, a given General Plan land use designation may have more than one consistent zoning classification. The changes generally adopt the least intensive consistent zone.
- Eliminate inconsistent provisions in the Zoning Ordinance.

- Add provisions to carry out the General Plan Implementation Measures.
- Zones were added and deleted as needed to ensure that the Zoning Ordinance is consistent with applicable state and federal laws, as well as the General Plan policies. The following new zones were added: Rural Lands (RL), Forest Resources (FR), Agricultural Grazing (AG), Limited Agriculture (LA), Commercial Regional (CR), Commercial Community (CC), Commercial Limited (CL), Commercial Main Street (CM), Industrial Light (IL), Industrial Heavy (IH), Recreation Facility—Low (RFL), and Recreation Facility—High (RFH). The following zones were deleted: Unclassified (U), Agriculture (A), Residential-Agricultural (RA), Exclusive Agriculture (AE), Select Agricultural (SA), Agricultural Preserve (AP), General Commercial (CG), Planned Commercial (CP), Limited Multifamily (R2), Tourist Residential (RT), and Residential Agricultural (RA). Combining zone districts (e.g., Historical, Community Design) would be created to identify land that needs additional protection of resources or protection of public health and safety, and a review process would be established to more effectively implement General Plan policies and related ordinances.
- Create combining zone districts (e.g., Historical, Community Design, etc.) to identify land that needs additional protection of resources or protection of public health and safety, and establish a review process to more effectively implement General Plan policies and related ordinances.
- Establish new commercial zones reflecting a range of development intensities that specify the types, designs, and locations of commercial uses consistent with the General Plan. Proposed zones are: Commercial Regional (CR), Commercial General (CG), Commercial Community (CC), Commercial Professional Office (CPO), Commercial Limited (CL), and Commercial Mainstreet (CM). Also create a Rural Commercial (CRU) zone that would be permitted within the Rural Region of the General Plan.
- Reorganize the Zoning Ordinance for ease of use. The existing Zoning Ordinance includes extensive lists of land uses that are allowed by right or by special use permit for each zoning classification. The ZOU makes extensive use of tables to identify the types of development that are allowed by right, and those allowed upon approval of a conditional use permit (CUP), development plan permit, administrative permit, temporary use permit, and minor use permit. Development standards, such as parking and allowable noise levels, are similarly presented in tabular form for ease of reference.
- Expand allowed uses in the agricultural and rural lands zones to provide opportunities for agricultural support, recreation, and rural commercial activities, including Ranch Marketing on agricultural grazing land. Ranch Marketing would be allowed by right or upon approval of a CUP, administrative permit, temporary use permit, and minor use permit, depending on the particular use.
- Increase allowed uses in the rural regions to provide additional agricultural support, recreation, home occupation, and other rural residential, tourist serving, and commercial uses.
- Provide a range of intensities for home occupations, based on size and zoning of parcels, and establish standards for the use of accessory structures, ingress and egress of customers, and number of employees. This includes provisions for “cottage food operations” (small, home-based producers of food for commercial sale) as now allowed under state law.
- Establish a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act in the application of zoning laws and other land

use regulations, policies, and procedures when consistent with the General Plan and Zoning Ordinance.

- Modify zoning for Williamson Act contracted and rolled out land to reflect the General Plan land use designation.
- Create standards (master plans) for proposed mixed use and traditional neighborhood design development on commercial and multi-family zoned parcels to provide a streamlined approval process.
- Create standards for single family detached development proposed in multi-family zones.
- Create a standard to allow a limited percentage of commercial use in proposed mixed use development in multi-family zones.
- Provide multiple industrial zones with varying intensities to specify the type, design, and location of industrial uses.
- Provide alternative options for open space requirements that are part of a planned development to provide more flexibility and incentives for infill development and use that focus on recreation in Community Regions and Rural Centers.
- Amend the zoning map to include a historical overlay zone district to the historical townsites of El Dorado and Diamond Springs, consistent with adopted General Plan and Zoning Ordinance policies.
- Establish standards, including setbacks from lakes, rivers, and streams to avoid and minimize impacts on wetlands and sensitive riparian habitats.
- Establish standards for hillside development, including limitations on the development of slopes that are 30% (i.e., 30 feet of rise for every 100 feet of horizontal distance) or greater. These include the method for calculating average slope.
- Provide opportunities for recreational uses on Timber Production Zone land that is compatible with timber management and harvesting.

2.5 Public Involvement

2.5.1 Community Outreach

The first phase of public outreach for the project consisted of a series of community meetings in March 2012. Evening meetings were held in the communities of El Dorado Hills, South Lake Tahoe, Somerset, Cameron Park, Cool, and El Dorado. The meetings provided an opportunity for residents to learn about the various project components, the decision-making process, and opportunities for further involvement. These meetings were advertised through the County's project-dedicated website, the County homepage, through press releases distributed to local media, and through direct email by staff to key individuals and organizations. Attendance ranged from a single person at the Tahoe meeting to more than 60 people at the El Dorado Hills meeting. A concluding press release was provided to local media.

The second phase of public outreach for the project centered on the initial scoping meetings held in May and June of 2012. In addition to the daytime County Planning Commission meeting and evening

County Agricultural Commission meetings in Placerville, evening scoping meetings were held in the following seven communities: El Dorado, El Dorado Hills, Greenwood, Somerset, Camino, South Lake Tahoe, and Cameron Park. The scoping meetings were advertised through a press release distributed to local media, posted on the project and County websites, distributed through direct email by staff, and through the posting of approximately 50 flyers in key community gathering places throughout the county. Many local organizations, such as chambers of commerce, also helped spread news and information about project-related meetings and information. All project-related information was posted to the dedicated project website, including press releases, meeting schedules, County Board of Supervisors items, and key documents. By the time of the scoping meetings, there were over 1,400 email subscriptions to the project or associated websites. All subscribers were notified of any updates to the project website.

2.5.2 Notice of Preparation

CEQA requires that prior to preparing an EIR the lead agency must provide public notice of its intention to do so and solicit views on environmental issues for a period of at least 30 days. This is called the Notice of Preparation.

The first Notice of Preparation (NOP) was released on May 25, 2012 for a 45-day public comment period. The NOP and related documents were posted on the County's project-dedicated website, and all subscribers to the website were notified. The County Board of Supervisors then held a week-long workshop to review the ZOU, take public comments, and provide County staff with direction on how to revise the draft ordinance. Staff revised the draft and returned to the Board during three additional agenized items to review revisions and authorization to finalize the draft ZOU.

A second NOP reflecting the revised ZOU was released on October 1, 2012 for a 30-day public comment period. As before, project-related information was posted on the dedicated project website, and all subscribers to the website were notified.

The Community and Economic Development Advisory Committee also directly notified hundreds of individuals and organizations about project-related notifications, meetings, and documents through its Constant Contact email announcements.

Numerous articles have appeared in local media publications as a result of the outreach and meeting opportunities provided during the project process.

2.6 Project Alternatives

This DEIR examines a number of feasible alternatives to the project that meet most of the objectives listed above while reducing one or more of the project's significant environmental impacts. The alternatives are described and analyzed in Chapter 4, *Alternatives*.

2.7 Required Approvals

The project requires the following approvals in order to be implemented:

- Adoption of the TGPA by resolution of the County Board of Supervisors.
- Adoption of the ZOU by the County Board of Supervisors.
- Adoption of proposed new design guidelines for mixed use and multi-family development by the County Board of Supervisors.

2.8 Related Projects

The County is initiating a number of other projects related to implementing its General Plan. Although related to the General Plan, these County projects are being undertaken separately from the TGPA, ZOU, and design guidelines being considered here. The 2013 Housing Element Update was adopted October 29, 2013. The other projects will also be considered for approval separately.

- Biological Resources General Plan Policies Amendments and EIR. The County is reinitiating the process of considering changes to the biological resources policies. At such time as draft policies are developed, an EIR will be prepared to analyze their potential impacts before the County takes action to approve, modify, or reject the proposed changes.
- Updated Sign Ordinance
- Privately-initiated General Plan amendment applications that propose to change land use designations are not included in or facilitated by the project. Unlike the TGPA and ZOU, such private projects are not proposed by the County Board of Supervisors. As do all counties in California, El Dorado County allows land owners to request changes to the adopted General Plan and Zoning Ordinance. Separate CEQA analyses are underway for private General Plan amendment proposals unrelated to the project, but the County is not obligated to approve any of those proposals. However, the County must include major proposed projects in its discussion of future contributors to significant cumulative impacts according to CEQA Guidelines Section 15130 and related case law, (*Gray v. County of Madera* (2008) 167 Cal.App.4th 1099; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98). Relevant private projects are considered in the cumulative impact analyses of this DEIR.

Chapter 3
Impact Analysis

Overview

The primary purpose of this DEIR is to analyze the potential significant impacts of the project. The CEQA Guidelines define a significant environmental impact as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (Guidelines Section 15382). The CEQA Guidelines encourage EIRs to "focus on the significant effects on the environment" (Guidelines Section 15143). Impacts that have been considered and dismissed in an Initial Study as clearly less than significant and unlikely to occur do not need to be included in the EIR "unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study" (Guidelines Section 15143).

The analyses in this DEIR address the project's short- and long-term adverse impacts on the physical (natural and built) environment, under the assumption the project will be built out. *Existing conditions* are the baseline against which the significance of the project's potential impacts is evaluated. Therefore, the reasonably foreseeable impacts of the TGPA and ZOU are compared to the existing environment and not to the provisions of the existing General Plan and Zoning Ordinance.

The County adopted the General Plan in 2004 and certified an EIR for the General Plan at that time. Although this DEIR does not tier upon the 2004 General Plan EIR, the impact analyses in this document references the 2004 General Plan EIR's findings where pertinent.

Environmental Issues Addressed in this DEIR

The environmental issues that are analyzed in this DEIR are listed below. Each section of Chapter 3 describes the environmental setting for the subject resource, describes the methods used for the analysis, identifies the significance thresholds or criteria used to determine whether the project would have a significant effect, describes the significant environmental impacts of the project, and identifies mitigation measures for each significant effect, when feasible mitigation exists. Impacts are numbered consecutively for reach resource area, and mitigation measure numbering corresponds to impact numbering.

- Section 3.1, Aesthetics
- Section 3.2, Agricultural and Forestry Resources
- Section 3.3, Air Quality and Greenhouse Gases
- Section 3.4, Biological Resources
- Section 3.5, Cultural Resources
- Section 3.6, Land Use and Planning
- Section 3.7, Noise
- Section 3.8, Population and Housing

- Section 3.9, Transportation and Traffic
- Section 3.10, Water Supply

Environmental Issues Not Discussed Further in this DEIR

CEQA Guidelines Section 15143 states that, "[e]ffects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study." The Initial Study for the TGPA and ZOU was circulated to agencies and the public for review and comment as an attachment to the NOP in May 2012. The County Board of Supervisors subsequently made some clarifying revisions to the draft TGPA and ZOU in response to community input and released a second NOP in October 2012. None of these revisions were substantial enough to change the determinations of the Initial Study, which found that a number of the impacts listed in Appendix G (Environmental Checklist Form) of the CEQA Guidelines would not be significant. Those impact topics found to be insignificant are not discussed further in this DEIR and are listed below. (See Appendix A of this DEIR for a copy of the Initial Study.)

Geology and Soils

None of the proposed changes in General Plan policy or Zoning Ordinance regulations would result in an increased risk from geologic hazards because no reduction in safeguards are proposed.

Hazards and Hazardous Materials

None of the proposed changes in General Plan policy or zoning regulations would result in the exposure of residents to hazards or hazardous materials. For example, no changes are proposed to regulations related to naturally occurring asbestos.

Hydrology and Water Quality

None of the proposed changes in General Plan policy or Zoning Ordinance regulations would violate any water quality standards or waste discharge requirements. In addition, the project will not substantially alter or degrade groundwater supplies, existing drainage patterns, or water quality. Water supply will be addressed in the DEIR (Section 3.10, *Water Supply*).

Mineral Resources

None of the proposed changes in General Plan policy or Zoning Ordinance regulations would substantively change mineral resource designations or the regulation of mineral resource recovery.

Public Services, Utilities, and Service Systems

Because none of the proposed changes in General Plan policy or Zoning Ordinance regulations would substantively change projected population, change the amount of housing designated in the General Plan, or expand areas to be developed, the changes are not expected to substantially affect demand for public services or utilities. However, the DEIR examines the availability of water to meet future demand in Section 3.10, *Water Supply*.

Recreation

None of the proposed changes in General Plan policy or Zoning Ordinance regulations would reduce standards for recreational lands or substantially reduce recreational opportunities. Therefore, future need for local and regional recreational facilities will be met during the future process of considering individual development projects. The locations of such facilities are not known and cannot be known at this time. Therefore, a discussion of the potential impacts, if any, associated with constructing and operating those facilities would be speculative.

3.1 Aesthetics

Much of the evaluation of aesthetics impacts within the 2004 General Plan EIR is still pertinent to the analysis of potential impacts resulting from the project. This is because, with the exceptions noted in Chapter 2, *Project Description*, of this this DEIR, the project does not propose to change the overall pattern of future development set out in the existing General Plan. Therefore, the discussion in this section describes the 2004 General Plan EIR's evaluation and significance conclusions. This section relies the county's existing visual character (not that in 2004) as the baseline for its analysis of the project.

3.1.1 Existing Conditions

Regulatory Setting

The regulatory setting focuses on the regulations that apply to those portions of the county that are subject to the jurisdiction of El Dorado County. While large portions of the county are under the jurisdiction of other agencies (e.g., U.S. Forest Service, Bureau of Reclamation, State of California, City of Placerville, etc.), those agencies' regulations typically do not apply to development and land uses that are under the County's jurisdiction. Accordingly, with the two exceptions noted below, federal and State regulations are not pertinent to a discussion of existing regulatory conditions that relate to the proposed project and its visual impacts.

Federal

As part of the Eldorado and Tahoe National Forests and the Lake Tahoe Basin Management Unit, a large portion of El Dorado County is under the jurisdiction of the U.S. Forest Service. The U.S. Forest Service is responsible for regulating activities within the National Forests, and assesses the visual quality of proposed activities in accordance with the National Environmental Policy Act (NEPA) and the U.S. Forest Services' regulations. It has no regulatory powers over lands under the County's jurisdiction.

The U.S. Congress has jurisdiction, under the federal Wild and Scenic Rivers Act, to designate rivers or river sections to "be preserved in free-flowing condition and … protected for the benefit and enjoyment of present and future generations." To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status. Accordingly, this designation is not discussed further.

State of California

The State Scenic Highway Program (Streets and Highways Code Sections 260–263) was established in 1963 for the purpose of protecting and enhancing the natural scenic beauty of selected California highways and adjacent corridors through special conservation treatment. Caltrans may officially designate a highway segment as a Scenic Highway when the local governing body applies to Caltrans for scenic highway approval and adopts a Corridor Protection Program. A Scenic Highway designation does not preclude or otherwise directly regulate development along the highway. However, the local Corridor Protection Program is expected to ensure that activities within the

scenic corridor are compatible with scenic resource protection and consistent with community values.

Caltrans's Frequently Asked Questions about the Scenic Highway Program explains how a Corridor Protection Program works.

> Scenic corridors consist of land that is visible from the highway right of way, and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. The city or county must also adopt ordinances, zoning and/or planning policies to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. They should be written in sufficient detail to avoid broad discretionary interpretation and demonstrate a concise strategy to effectively maintain the scenic character of the corridor. These ordinances and/or policies make up the Corridor Protection Program (California Department of Transportation 2014).

The following state highway segments within El Dorado County are officially designated Scenic Highways.

- U.S. Highway 50 from the County Government Center interchange near Placerville to South Lake Tahoe City limit.
- State Route 89 (SR 89): from the Alpine County line to the Placer County line.

Appendix G of the State CEQA Guidelines suggests that substantial damage to scenic resources along a designated Scenic Highway may result in a significant environmental impact.

Local

The 2004 General Plan Land Use Element establishes several goals for the protection of visual resources, with corresponding objectives and policies, under the topic of "Visual Resources and Community Design." These include the following.

Goal 2.3: Natural Landscape Features. Maintain the characteristic natural landscape features unique to each area of the County.

Objective 2.3.1: Topography and Native Vegetation. Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Policy 2.3.1.1: The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

Policy 2.3.1.2: The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.

Objective 2.3.2: Hillsides and Ridge Lines. *Maintain the visual integrity of hillsides and ridge lines.*

Policy 2.3.2.1: Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

Goal 2.4: Existing Community Identity. Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Objective 2.4.1: Community Identity. Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1: Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.

Policy 2.4.1.2: The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

a. Historic preservation

b. Streetscape elements and improvements

c. Signage

d. Maintenance of existing scenic road and riparian corridors

e. Compatible architectural design

f. Designs for landmark land uses

g. Outdoor art

Policy 2.4.1.3: All properties located within the historic townsite known as Clarksville shall be designated on the zoning maps as Design Historic (-DH) combining zone district.

Policy 2.4.1.4: Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible.

Goal 2.5: Community Identity. Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

Objective 2.5.1: Physical and Visual Separation. Provision for the visual and physical separation of communities from new development.

Policy 2.5.1.1: Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.

Policy 2.5.1.2: Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

Policy 2.5.1.3: The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements:

- **Parcel Analysis:** Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance, parcels that may be too small to support long-term agricultural production shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions.

- **Parcel Consolidation/Transfer of Development Rights (TDR):** A program to allow consolidation of parcels where appropriate shall be established. This shall include a TDR program that encourages transfer of development rights from the parcels to be consolidated to opportunity sites in Community Regions and Rural Centers. The TDR program shall also allow for consideration of increasing the FARs at specific sites in Community Regions, as deemed appropriate.

Objective 2.5.2: Commercial Facilities. Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1: Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:

a. Maximum first floor building size should be sized to be suitable for the site;

b. Residential use on second story;

c. No outdoor sales or automotive repair facilities;

d. Reduced setback with landscaping and walkways;

e. Interior parking, or the use of parking structure;

f. Bicycle access with safe and convenient bicycle storage area;

g. On-street parking to reduce the amount of on-site parking;

h. Community bulletin boards/computer kiosks;

i. Outdoor artwork, statues, etc., in prominent places; and

j. Pedestrian circulation to adjacent commercial centers.

Policy 2.5.2.2: New commercial development should be located near by existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

Policy 2.5.2.3: New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

Goal 2.6: Corridor Viewsheds. Protection and improvement of scenic values along designated scenic road corridors.

Objective 2.6.1: Scenic Corridor Identification. Identification of scenic and historical roads and corridors.

Policy 2.6.1.1: A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards that address at a minimum the following:

a. Mapped inventory of sensitive views and viewsheds within the entire County;

b. Criteria for designation of scenic corridors;

c. State Scenic Highway criteria;

d. Limitations on incompatible land uses;

e. Design guidelines for project site review, with the exception of single family residential and agricultural uses;

f. Identification of foreground and background;

g. Long distance viewsheds within the built environment;

h. Placement of public utility distribution and transmission facilities and wireless communication structures;

i. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development;

j. Residential setbacks established at the 60 CNEL) noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program;

l. Restrict sound walls within the foreground area of a scenic corridor; and

m. Grading and earthmoving standards for the foreground area.

Policy 2.6.1.2: Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.

Policy 2.6.1.3: Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.

Policy 2.6.1.4: Commercial designations on U.S. Highway 50 interchanges will be considered for commercial development as part of the General Plan review pursuant to Policy 2.9.1.2.

Policy 2.6.1.5: All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.

Policy 2.6.1.6: A Scenic Corridor (-SC) Combining Zone District shall be applied to all lands within an identified scenic corridor. Community participation shall be encouraged in identifying those corridors and developing the regulations.

Policy 2.6.1.7: (this section is intentionally blank)

Policy 2.6.1.8: In addition to the items referenced in Policy 2.6.1.1, the Scenic Corridor Ordinance shall consider those portions of Highway 49 through El Dorado County that are appropriate for scenic highway designation and pursue nomination for designation as such by Caltrans.

Goal 2.7: Signs. Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

Objective 2.7.1: Signs Regulation. Regulation of the location, number and size of highway signs and elimination of billboards along identified scenic and historic routes.

Policy 2.7.1.1: The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.

Policy 2.7.1.2: Existing billboards within scenic corridors shall be removed or relocated out of the corridor allowing an adequate time period for billboard owners to amortize the value of their signs pursuant to an amortization schedule to be included in the Sign Ordinance.

Goal 2.8: Lighting. Elimination of high intensity lighting and glare consistent with prudent safety practices.

Objective 2.8.1: Lighting Standards. Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

Goal TC-1: To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Policy TC-1w: New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on street parking, and vehicular and pedestrian safety.

Environmental Setting

El Dorado County contains suburban, rural, agricultural, and forest landscapes. The communities of El Dorado Hills and Cameron Park are suburban in character; areas of the western county away from the U.S. Highway 50 corridor have a rural feel with scattered residences on large lots and small community centers; vineyards, orchards, and pasture lands represent the county's agricultural side; much of the central to eastern county, particularly in the National Forest, is heavily forested.

El Dorado County has a complex topography made of rolling hills and steep valleys. From west to east across the county, the elevation steadily rises and the natural landscape transitions from oak woodlands to coniferous forest. Elevations range from 200 feet in the western rolling foothills, adjacent to Sacramento County, to more than 10,000 feet along the Sierra Nevada crest on the edge of the Lake Tahoe Basin.

The suburban communities of El Dorado Hills and Cameron Park include extensive retail, office, and residential development. They do not have the rural appearance found in much of the rest of the county. Large lot residential development near Placerville and in Diamond Springs, Pollock Pines, and a number of other unincorporated communities scattered around the west side of the county generally possesses a rural residential character represented by more undeveloped open space between homes and businesses, agricultural activities (e.g., wineries, orchards) in close proximity, and substantial natural vegetation. Residents and visitors appreciate this rural residential character as having high scenic value.

U.S. Highway 50 extends across the county along an east-west axis from the Sacramento County line through the Sierra Nevada to the state of Nevada at Lake Tahoe. SR 89 is a north-south road passing through El Dorado County from Alpine County at Luther Pass to El Dorado just north of Meeks Bay on the west side of Lake Tahoe. SR 49 runs along a north-south axis from the Placer County line south of Auburn to the Amador County line, passing through the city of Placerville. Travelers on all of these roads pass through areas that have scenic qualities.

Visual resources can be classified in two categories: scenic views and scenic resources. Scenic resources are specific features of a viewing area (or *viewshed*) such as trees, rock outcroppings, and historical buildings and are also referred to as scenic vistas. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a number of viewpoints, often along a roadway or other travel corridor.

A list of the county's key scenic views and resources is presented in Table 3.1-1. This list is similar to that used in the visual impact analysis prepared for the EIR for the 2004 General Plan. The viewpoints are general locations where the public can access scenic views and resources. Many of the viewpoints are areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, or forests. Other viewpoints are the locations of historical structures or districts that are reminiscent of El Dorado County's heritage. Table 3.1-1 indicates where the scenic viewpoints are located and the scenic views and resources that can be seen from those viewpoints.

Rivers are important visual resources that draw tourists to the area for recreational opportunities. The American, Cosumnes, Rubicon, and Upper Truckee Rivers run through El Dorado County. Where the public has access to the rivers for recreational use (e.g., whitewater rafting), portions of the rivers that are not accessible by or visible from roads can be scenic corridors. The Middle Fork of the American River is a popular rafting and kayaking venue. The South Fork of the American River is used by whitewater boaters from as far east as Strawberry, depending on flow conditions. For example, the lower portion of the South Fork American River offers a popular 21-mile stretch of whitewater rapids, which serves as a recreational boating resource, from Chili Bar to Folsom Reservoir. The Middle Fork Cosumnes River, from SR 49 to SR 16, is also a popular section for whitewater enthusiasts (American Whitewater 2014).

This is not an exhaustive list of scenic views and resources. However, it identifies representative scenic views and resources within the county, including areas that are within the El Dorado National Forest with views that would not be affected by development under the project.

Table 3.1-1. Key Public Scenic Viewpoints in El Dorado County

Viewpoint	Location	Predominant Direction of View	Scenic View (V) or Resource (R)
Highways			
U.S. Highway 50 westbound	East of Bass Lake Road	South	Marble Valley (V)
	Between South Shingle Road/ Ponderosa Road interchange and Greenstone Road	East	Crystal Range (V)
	East of Placerville, various locations	East, north, and south	Sierra Nevada peaks (V), American River canyon (V, R), lower Sierra Nevada ridgelines (V)
	Echo Summit	East	Lake Tahoe (V), Christmas Valley (V, R)
U.S. Highway 50 eastbound	Between Echo Summit and Placerville	West, north, and south	Horsetail Falls and Lovers Leap (R), lower Sierra Nevada ridgelines (V), American River canyon (V, R), Sacramento Valley (V)
	Camino Heights	West	Sacramento Valley (V)
	Bass Lake Grade	West	Sacramento Valley (V)
SR 49 northbound	Coloma	All	Historic townsite of Coloma (R)
	Marshall Grade Road to Cool	East and West	Coloma Valley (V), American River (V, R), ridgelines (V), rolling hills (V)

Viewpoint	Location	Predominant Direction of View	Scenic View (V) or Resource (R)
	North of Cool quarry	North	Middle Fork American River canyon (V, R)
SR 49 southbound	Pedro Hill Road to Coloma	East and west	Coloma Valley (V), American River (V, R), Mount Murphy (V, R), rolling hills (V)
	Coloma	All	Historic townsite of Coloma (R)
	South of Crystal Boulevard	East and south	Cosumnes River canyon (V), ridgelines (V)
SR 89 northbound	Emerald Bay to Sugar Pine Point	East	Lake Tahoe (R)
SR 89 southbound	Sugar Pine Point to Emerald Bay	East	Lake Tahoe (R)
SR 193 northbound (from Placerville to Georgetown)	Intersection with SR 49 to Kelsey	North, east, and west	American River canyon (V, R), ridgelines (V)
SR 193 southbound (from Placerville to Georgetown)	Kelsey to intersection with SR 49	South, east, and west	American River canyon (V, R) ridgelines (V)
SR 88 westbound	Kirkwood to Omo Ranch Road	North, west, and south	Lower Sierra Nevada ridgelines (V)
SR 88 eastbound	Omo Ranch Road to Kirkwood	North, west, and south	Sierra Nevada peaks (V), lower Sierra Nevada ridgelines (V)
Other Major Roadways			
Mormon Immigrant Trail	Intersection with SR 88 to approximately 10 miles west	North	Sierra Nevada peaks (V), south fork of the American River canyon (V, R), lower Sierra Nevada ridgelines (V)
Mount Aukum Road	Crossing of the north and middle forks of the Cosumnes River, road section north of the south fork of the Cosumnes River	All	Cosumnes River canyons (V, R)
Omo Ranch Road	Between Omo Ranch and SR 88	Various	Ridgelines (V), canyons (V, R)
Icehouse Road	Peavine Road to U.S. Highway 50	South	American River canyon (V, R)
Salmon Falls Road, southbound	South of SR 49 to Folsom Reservoir	South and west	American River canyon (V, R), Folsom Reservoir (V, R)
Latrobe Road	From White Rock Road to County line	All	Rolling hills (V), vistas of Sacramento Valley (V)
Wentworth Springs Road	East of Georgetown	All	Intermittent forest and ridge views (V), views of water bodies (Rubicon River, Stumpy Meadows Reservoir) (V)
Cold Springs Road	Gold Hill area	All	Rolling hills (V), ridgelines (V)

Source: El Dorado County 2003.

3.1.2 Environmental Impacts

Impact Mechanisms

The TGPA proposes several amendments to the 2004 General Plan policies related to visual resources and community design. This section uses the impacts identified in the EIR for the 2004 General Plan and analysis of the proposed changes to identify aesthetic impacts that occur with implementation of the TGPA and ZOU. The proposed changes are shown with underlining in Table 3.1-2, and new impacts that will occur in addition to impacts of continued implementation of the 2004 General Plan are identified.

Table 3.1-2. Proposed Amendments to General Plan Visual Resource and Community Design Policies

New or Amended General Plan Policy	Amendment's Effect on Visual Resources
Policy 2.4.1.3 All properties located within the historic townsite known as Clarksville, El Dorado and Diamond Springs shall be designated on the zoning maps as Design Historic (-DH) combining zone district. Other historical townsites may apply for a historical overlay per guidelines established in the Zoning Ordinance.	This proposed policy would expand historic district protections to a greater number of historic townsites than does the current General Plan. This will encourage the retention of historic structures and visually compatible development of new structures within El Dorado, Diamond Springs, and other townsites. To the extent that this will reduce the potential for visually incompatible structures to be built there, this will reduce the potential for visual impact on existing scenic views and resources resulting from implementation of the General Plan.
(New) *Policy 2.4.1.5* The County shall implement a program to promote infill development in existing communities. a) projects site must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. b) project sites may not be more than five acres in size and must demonstrate development has occurred on 2 or more sides of the site. c) project site has no value as habitat for endangered, rare or threatened species. d) Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality. e) The site can be adequately served by all required utilities and public services.	This proposed policy would promote infill that is consistent with the applicable general plan designation within existing communities. Because it would not result in an increase in allowable development intensity, this amendment would not substantially change impacts on existing scenic views of implementation of the General Plan.
(New) Implementation Measure *Promote Infill Development*: The program shall be linked to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage the development of affordable housing. The program shall	See above.

New or Amended General Plan Policy	Amendment's Effect on Visual Resources
include, but not be limited to: a. Adopt criteria to be used within existing communities with developed areas currently capable of being served by public water and public or private sewer; b. Provide incentives for residential and commercial infill development including financial incentives for pedestrian-oriented and transit-friendly design features; c. Amend the zoning code to include a new Traditional Neighborhood Design zone within Commercial and Multi-Family Land Uses; d. Support medium and high density residential or mixed use development along commercial and transportation corridors; e. Develop and utilize approved standard plan types (i.e., zero-lot line, duplex with carriage house unit over garage, z-lot, bungalow, etc.) to streamline the approval process for infill projects. Standard plans shall include various housing and commercial types and styles. Standard plan(s) approved as part of a project shall be compatible with neighboring residential or commercial district patterns for which the development is located; and f. Develop or update, as considered necessary, applicable community plans, specific plans and design guidelines to incorporate pedestrian-oriented, transit-friendly, and or energy efficient configurations design as primary goals.	
(New) *Policy 2.5.2.1* Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance: a. Maximum first floor building size should be sized to be suitable for the site; b. Residential use on second story Allow for Mixed Use Development; c. No outdoor sales or automotive repair facilities; d. Reduced setback with landscaping and walkways; e. Interior parking, or the use of parking structure; f. Bicycle access with safe and convenient bicycle storage area; g. On-street parking to reduce the amount of on-site parking; h. Community bulletin boards/computer kiosks; i. Outdoor artwork, statues, etc., in prominent places; and j. Pedestrian circulation to adjacent commercial centers.	The proposed amendment would result in the clustering of commercial uses in new neighborhood commercial centers. With the exception of mixed use development, this is not substantially different than current General Plan provisions allowing neighborhood commercial centers. Mixed use development would allow residential and commercial uses to coexist within the same building or development. This may result in an intensification of residential development within these areas if site characteristics (i.e., size, availability of public water and sewer service) are suitable for high density residential development. Because it would result in an increase in allowable development intensity, this amendment would increase the potential for visual impact on existing scenic views and resources.

The TGPA proposes to divide the existing Camino/Pollock Pines Community Region to create three Rural Centers centered on Camino, Cedar Grove, and Pollock Pines. This would allow each community to develop in a manner that reflects its separate and distinct character. It would not change the permitted land uses within the area under the current General Plan. The maximum density for mixed use development proposed under the TGPA would be 20 dwellings per acre in Community Regions and 10 dwellings per acre in Rural Centers. Therefore, creating the Rural Centers would slightly reduce the potential residential density. The practical effect of the Camino/Pollock Pines proposal would be to reduce the development potential within these areas (even in comparison to the potential under the current General Plan).

The TGPA also proposes to increase the maximum allowable densities within mixed use development projects. However, as discussed in Section 3.6, *Land Use and Planning*, these changes are not expected to result in a substantial increase in the number of residences allowed under the General Plan. Because this does not change the height restrictions or other design limits, this is not expected to contribute to impacts on visual resources to any greater extent than currently allowable development. In other words, new residential and commercial developments may affect visual resources, but not more so because they may include mixed uses.

The TGPA and ZOU propose to allow residential development on slopes of 30% or more, subject to regulations requiring engineering, grading, and other concerns to be addressed (current General Plan policy prohibits or discourages development on slopes of 30% or more, depending on circumstances, with specific exceptions). This has the potential to increase visual impacts of implementation of the General Plan) by allowing development on slopes that would be unavailable for development under the current General Plan.

The ZOU includes new provisions that can allow Ranch Marketing, Agricultural and Timber Resource Lodging, Health Resort and Retreat Centers, Ski Area, Industrial, General, and Public Utility Service Facilities, Intensive in agricultural and forestry zones, generally upon approval of a discretionary permit. As discussed in Section 3.6, *Land Use and Planning*, these types of development located on rural agricultural and forestry lands of the county can change the character of the surrounding area. This may result in an adverse effect on the vividness, intactness, and unity of existing scenic views and resources. The same is true of the proposed provisions for Public Utility Service Facility, Intensive uses in residential zones, and for Ski Area, Off-Highway Vehicle Recreation Area, and outdoor entertainment in the Recreational Facilities Low-Intensity (RFL) zone (Chapter 17.25) upon approval of a CUP. The potential RFL zone conflict would arise where it is applied to land designated for open space or natural resource under the General Plan.

Methods of Analysis

The general land use pattern allowed by the adopted General Plan, as proposed to be revised by the proposed TGPA and ZOU, is evaluated in the following discussions for its potential to adversely affect existing scenic resources. An adverse effect would be assumed to occur if development under the General Plan will result in a substantial change to existing scenic views or resources. The level of development is assumed to be the “achievable level of development” identified by the County.

As discussed in the 2004 General Plan EIR, the U.S. Forest Service and the Federal Highway Administration have well-established methods for evaluating visual resources and project-related effects on those resources. Visual impact assessment under these methods involves consideration of several elements, including the visual resources of the region and the immediate area, important

viewing locations (e.g., roads) and the general visibility of potentially distracting elements, and viewer groups and their sensitivities. The visual character and quality of the region and a particular area are assessed based on three criteria.

- Vividness—the visual power or memorability of landscape components as they combine in striking or distinctive visual patterns.
- Intactness—the visual integrity of the natural and human-built landscape and its freedom from encroaching elements; this factor can be present in well-kept urban and rural landscapes as well as natural settings.
- Unity—the visual coherence and compositional harmony of the landscape considered as a whole; it frequently attests to the careful design of individual components in the artificial landscape.

Under the federal methods, the appearance of the landscape is assessed using these criteria and descriptions of the dominance of elements of form, line, color, and texture. Another important element of visual impact assessment is viewer sensitivity or concern. Viewer sensitivity is gauged based on the visibility of resources in the landscape, the proximity of viewers to the visual resource, the position of viewers relative to the visual resource, the frequency and duration of views, the number of viewers, and the type and expectations of individuals and viewer groups.

The criteria for identifying the importance of views are related in part to the position of the viewer relative to the resource. An area of the landscape that is visible from a particular location (e.g., an overlook) or series of points (e.g., a road or trail) is defined as a viewshed. To identify the importance of views, a viewshed may be divided into distance zones (i.e., foreground, middleground, and background). Generally, the closer a resource is to the viewer, the more dominant it is and the greater its importance to the viewer. Although distance zones in viewsheds may vary between different geographic regions or types of terrain, the U.S. Forest Service criteria identifies the foreground distance zone as extending 0.25–0.5 mile from the viewer, the middleground zone as extending from the foreground zone to 3–5 miles from the viewer, and the background zone as extending outward beyond the middleground zone.

Visual sensitivity also depends on the number and type of viewers and the frequency and duration of views. Generally, visual sensitivity increases with an increase in total number of viewers, the frequency of viewing (e.g., daily or seasonally), and the duration of views (i.e., how long a scene is viewed). Also, visual sensitivity is higher for views seen by people who are driving for pleasure; people engaged in recreational activities such as hiking, biking, or camping; and residents. Sensitivity tends to be lower for views that people see routinely while driving to and from work or as part of their work. Views from recreational trails and areas, scenic highways, and scenic overlooks are generally assessed as having high visual sensitivity.

However, these analytical methods are not suited to examining the potential impacts of the project (i.e., amending the General Plan and updating the Zoning Ordinance). The project does not describe or propose any site-specific projects that can be examined in detail for their effect on specific scenic views and resources. Therefore, a project-specific analytical approach is not suitable.

Instead, the following analysis relies upon a general examination of how the pattern of land uses set out in the General Plan—particularly residential, commercial, and urban land uses—would broadly change the county's scenic views and resources. For the purposes of this broad analysis, existing rural views are considered to be scenic. This is consistent with the General Plan's first statement of

vision: "Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity."

Current conditions represent vividness, intactness, and unity of existing scenic resources and views. The analysis considers the extent to which future development of the General Plan's land use designations, in light of the proposed TGPA and ZOU, has the potential to substantially change existing scenic views and resources. It takes into account General Plan policies that are intended to reduce the visual impacts of new development.

Note that El Dorado County is preparing a new sign ordinance separately from this project. Because that ordinance is not a part of this project and will be subject to its own CEQA analysis, it is not being considered here or otherwise included in this analysis.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Result in a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

The 2004 General Plan EIR used these thresholds, as will the project analysis in this DEIR.

Impacts and Mitigation Measures

Impact AES-1: Result in a substantial adverse effect on a scenic vista (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR characterized this impact as the "Degradation of the Quality of Scenic Vistas and Scenic Resources." It found that the adopted General Plan had the potential to degrade the quality of scenic vistas and resources in the county by accommodating additional residential and nonresidential development. Scenic vistas are referred to in the 2004 General Plan EIR as scenic views, and the 2004 General Plan EIR noted that the land use map for the adopted General Plan would nonetheless

> …provide greatly enhanced protection for visual resources. The reduced boundaries and increased land use densities of the Community Regions and Rural Centers would reduce the incentive for residential development to be dispersed through the Rural Regions as ministerial development. Along with the General Plan policies, this development pattern would protect scenic views, resources, and viewsheds from encroachment by higher intensity development in the lower intensity rural areas.

With Mitigation Measures 5.3-1(a) through 5.3-1(c), the 2004 General Plan EIR found that the adopted General Plan would have a less than significant impact on scenic views or scenic vistas. Mitigation Measure 5.3-1(a) required the establishment of a conformity review process for permits. It was incorporated into the General Plan as Policy 2.2.5.2 and Policy 2.2.5.20. Mitigation Measure 5.3-1(b) called for nominating SR 49 for Scenic Highway designation and is reflected in General Plan Policy 2.6.1.8 and Policy 2.6.1.3. Measure 5.3-1(c) called for adopting a policy to protect views from scenic corridors from degradation and is incorporated into the General Plan as Policy 2.6.1.5. All of these policies would remain in place and are not proposed for deletion or change by the project.

The 2004 General Plan EIR's analysis of the General Plan, under Impact 5.3.1 is hereby incorporated by reference.

Project Analysis

There are no specific projects being proposed by the project. However, as described above, there are two proposed changes that could result in development that would have adverse effects on scenic vistas. Although no specific development projects are proposed, it is reasonably foreseeable that the types of projects that could be allowed under the following proposals could have a significant effect.

Allowing development on slopes of 30% or greater would allow new development to be built higher on slopes. Despite the proposed Zoning Ordinance provisions requiring special consideration of grading, geotechnical engineering, landscaping, and other concerns, there is no practical means of avoiding the introduction of new structures into natural environments when development would occur in rural areas. Implementation of Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards, which would limit development on slopes containing special status species habitat, would reduce this impact. However, because this type of development would adversely affect the vividness and intactness of scenic views, this impact would be significant and unavoidable.

The proposed ZOU provisions described above (e.g., Ranch Marketing, Agricultural and Timber Resource Lodging, Ski Area, Industrial General) could similarly result in new development that adversely affects the vividness, intactness, and unity (if these activities are approved on neighboring properties) of rural views. A discussion of the key types of development is in Section 3.6, *Land Use and Planning*. The same effects that would potentially conflict with other land uses are important to the impact on scenic views. Despite provisions for compatibility and design review, these activities could be substantially different from the existing activities in the area, could be located within a scenic viewshed, and could adversely affect the vividness, intactness, and unity of the view from other properties and from adjoining roads. This impact would be significant and unavoidable.

Conclusions

Mitigation Measure BIO-1a would reduce impacts related to allowing development on slopes of 30% or greater, but not to a less-than-significant level.

Mitigation Measures AG-1a, AG-1b, and AG-4 would reduce impacts related to ZOU provisions for Ranch Marketing, Agricultural and Timber Resource Lodging, Ski Area, and industrial uses, but not to a less-than-significant level.

The overall impact related to scenic vistas is significant and unavoidable.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Mitigation Measure AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones

Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Impact AES-2: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not specifically consider this as a separate issue, but included it in its analysis of the prior impact (i.e., Degradation of the Quality of Scenic Vistas and Scenic Resources). Mitigation Measure 5.3-1(b) was included to reduce that impact to a less-than-significant level. As described above, the current General Plan contains numerous policies under Goal 2.6 that are intended to minimize the effects of future development on scenic highway segments. Mitigation Measure 5.3-1(b) is embodied in Policy 2.6.1.3. Based on this comprehensive set of policies, development under the current General Plan would have a less than significant effect. That EIR's analyses of Alternative 3, the Environmentally Constrained Alternative, and Alternative 4, the 1996 General Plan, under Impact 5.3.1 are hereby incorporated by reference.

Project Analysis

As discussed under Impact AES-1, it is reasonably foreseeable that the proposed ZOU provisions described above could result in new development that adversely affects existing scenic resources. No other part of the project would have that potential.

A segment of U.S. Highway 50 and all of SR 89 in El Dorado County are designated Scenic Highways. U.S. Highway 50 passes through agriculturally-designated lands east of Placerville. SR 89 is within the eastern portion of the county and does not adjoin any land designated for agriculture or forestry and under the County's jurisdiction.

The views from U.S. Highway 50 toward agriculturally designated lands east of Placerville are limited primarily to those lands adjoining the highway. Views along this designated scenic segment of U.S. Highway 50 include rural and forest landscapes, as well as developed lands between eastern Placerville and Camino. The agriculturally designated lands are generally devoted to agriculture or open space at the current time and support stretches of vivid and intact rural and forest views. Development of one or more Ranch Marketing, Agricultural and Timber Resource Lodging, or Health Resort and Retreat Center uses along the agriculturally designated land east of Placerville could damage scenic resources along this section of U.S. Highway 50, depending on the specific design and location of the use.

Mitigation Measure AG-1a would reduce impacts for scenic highways related to ZOU provisions for Health Resort and Retreat Center uses, but not to a less-than-significant level. This impact would be significant and unavoidable.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Impact AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR analyzed this impact under Impact 5.3-2, Degradation of Existing Visual Character or Quality of the Area or Region. It noted that the proposed development pattern

> …would result in more clustered, as opposed to dispersed, development patterns. Based on the anticipated absolute level of residential development (32,290 new dwelling units), the overall visual character is not expected to change substantially because the availability of clustered development in and near Community Regions and Rural Centers would provide a disincentive for large amounts of dispersed residential development in Rural Regions. The visual character of some specific areas of the county can be expected to change, however. This alternative [meaning the adopted General Plan] includes relatively high-density land use designations in the Community Regions and Rural Centers. New subdivisions in areas that are currently relatively undeveloped can be expected to change the rural character to one that is more suburban in nature.

It concluded that

> …[w]hile design policies would largely address this issue, areas of the county will undergo substantial alterations in visual character from rural to a more suburban appearance. Roadway design modification would address a component of this impact but there is no mitigation to fully reduce it. Therefore, this impact would be significant and unavoidable.

The 2004 General Plan EIR included Mitigation Measure 5.3-2 (Design New Streets and Improvements to Minimize Effects on Rural Character to the Extent Possible), which was incorporated into the adopted General Plan as Policy TC-1w.

The 2004 General Plan EIR's analyses of Alternative 3, the Environmentally Constrained Alternative, and Alternative 4, the 1996 General Plan, under Impact 5.3.2, are hereby incorporated by reference.

Project Analysis

As discussed under Impact AES-1, it is reasonably foreseeable that several classes of uses that may be allowed under the proposed ZOU have the potential to adversely affect existing views. This is also true for the existing visual character of the sites on which those uses could be approved. This impact is somewhat reduced by Mitigation Measure BIO-1a, but not below the level of significance. This impact would be significant and unavoidable.

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Impact AES-4: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR analyzed this impact under Impact 5.3.3, Creation of New Sources of Substantial Light or Glare that Would Adversely Affect Daytime or Nighttime Views. It found that General Plan policies provided for restrictions on high-intensity lighting and glare, but would not apply to ministerial residential projects that are not subject to the discretionary review process. As a result, new sources of light and glare could be introduced without measures to minimize associated nuisance effects. Because the General Plan policies would focus most new development in Community Regions and Rural Centers, the primary impacts would be in the rural areas of the

county. It concluded that with implementation of Mitigation Measures 5.3-3(a), Implement Mitigation Measure 5.1-3(a), and 5.3-3(b), Consider Lighting Design Features to Reduce Effects of Nighttime Lighting, this impact would be less than significant. Mitigation Measure 5.3-3(a) was incorporated into the General Plan as Policies 2.2.5.2 and 2.2.5.20. Mitigation Measure 5.3-3(b) was incorporated as Policy 2.8.1.1.

The 2004 General Plan EIR's analyses of Alternative 3, the Environmentally Constrained Alternative, and Alternative 4, the 1996 General Plan, under Impact 5.3.3 are hereby incorporated by reference.

Project Analysis

As discussed under Impact AES-1, it is reasonably foreseeable that several classes of uses that may be allowed under the proposed ZOU have the potential to be sources of light and glare. For example, Health Resort and Retreat Centers, Ski Areas, Industrial, General uses, or Public Utility Service Facilities, Intensive would be only allowed upon approval of a CUP and therefore could be subjected to conditions of approval minimizing their production of light and glare. However, Ranch Marketing and Agricultural and Timber Resource Lodging would be allowed by right in some zones and approved ministerially. These uses would be located in the agricultural and forestry zones, which are located primarily in rural areas that tend to be dark at night. These land uses would be subject to the outdoor lighting regulations under Chapter 17.34 of the ZOU. However, Agricultural and Timber Resource Lodging would be exempt from those regulations, and the proposed regulations appear to be less stringent than those currently in effect under Zoning Ordinance Section 17.14.170. These two types of uses would have a reasonably foreseeable potential to result in sufficient light to adversely affect nighttime views, and other uses in rural areas would have the potential to result in indirect lighting that would affect nighttime views. Implementation of Mitigation Measure AES-4 would reduce this impact to a less-than-significant level.

Chapter 17.25 (Recreational Facilities) would expand the types of uses currently allowed in the recreational facilities zone. If these intensive uses were to be approved in areas designated on the General Plan for residential or open space uses, it is reasonably foreseeable that they would substantially alter the existing visual character of the surrounding area. The intensity (e.g., height, lighting, signage), typical components (e.g., parking lots, signs, permanent structures), and typical operational impacts (e.g., traffic, noise, lighting) of these types of uses would not be amenable to sufficient moderation to avoid this substantial alteration because they would be so different than their surroundings. This impact is significant and unavoidable.

Implementation of Mitigation Measure AES-4 would reduce impacts related to light and glare impacts for all zones except the Recreational Facilities zone to a less-than-significant level. Impacts related to light and glare in the Recreational Facilities zone would be significant and unavoidable.

Mitigation Measure AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170

Revise Chapter 17.34, Section 17.34.020 as follows.

17.34.020 Outdoor Lighting Standards

A. All outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way as illustrated in Figure 17.34.020.1 (Light Source Not Directly Visible Outside Property Perimeter). Parking lot and other security lighting shall be top and side shielded to prevent the light pattern

from shining onto adjacent property or roadways, excluding lights used for illumination of public roads. External lights used to illuminate a sign or the side of a building or wall shall be shielded to prevent the light from shining off of the surface intended to be illuminated. Outdoor floodlights shall not project above 20 degrees below the horizontal plane.

B. Any commercial, industrial, multi-family, civic, or utility project that proposes to install outdoor lighting shall submit plans for such lighting, to be reviewed by the Planning Director as a part of a site plan review.

1. If the project requires an administrative permit, conditional or minor use permit, design review permit, or development plan permit, said lighting plan shall be included as a part of that application, and shall be subject to approval by the approving authority.

2. Lighting plans shall contain, at a minimum, the location and height of all light fixtures, the manufacturer's name and style of light fixture, and specifications for each type of fixture.

Revise Section 17.40.170.B.5 as follows.

5. Lodging facilities shall have direct access to a maintained road in conformance with Department of Transportation standards. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type. With the exception of Agricultural Homestays, Guest Ranches, and Agricultural and Timber Resource Lodging, the entrance, parking and walkways shall be illuminated in compliance with Chapter 17.34 (Outdoor Lighting). If outdoor lighting is proposed for an Agricultural Homestay, Guest Ranch, and Agricultural and Timber Resource Lodging, the lighting shall conform to Chapter 17.34.

3.2 Agricultural and Forestry Resources

3.2.1 Existing Conditions

Regulatory Setting

State

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP) is a non-regulatory program of the California Department of Conservation that inventories the state's important farmlands and tracks the conversion of farmland to other land uses. The FMMP publishes reports of mapped farmland and conversions every 2 years. The FMMP categorizes farmland on the basis of its soil quality, the availability of irrigation water, current use, and slope, among other criteria. The categories of farmland identified in the FMMP are listed below. The FMMP considers all of these categories, except Grazing Land, to be Important Farmland.

- Prime Farmland. Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- Farmland of Statewide Importance. Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- Unique Farmland. Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the 4 years prior to the mapping date.
- Farmland of Local Importance. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- Grazing Land. Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

The FMMP also identifies nonagricultural lands.

- Urban and Built-Up Land. Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.
- Other Land. Land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock

grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

FMMP data is helpful in analyzing whether agricultural conversion is occurring within the county, and at what rate.

California Land Conservation Act of 1965 (Williamson Act) and Farmland Security Zone Act

The California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), also known as the Williamson Act, protects farmland from conversion to other uses by offering owners of agricultural land a property tax incentive to maintain their land in agricultural use. Under the Williamson Act, the landowner contracts with the county (or city) in which their property is located, promising to maintain the land in agriculture or a compatible use for a minimum period of 10 years. In return, the property tax on the land is based on its productive value rather than its assessed value. A Williamson Act contract automatically self-renews each year so that it is always 10 years in duration. Enrollment in a Williamson Act contract is completely voluntary. Williamson Act participation can help to insulate agricultural land from increases in property taxes linked to improvements.

The Farmland Security Zone Act (Government Code Section 51296, et seq.) works similarly. However, it applies to contracted land for a term of no less than 20 years.

The Williamson Act and Farmland Security Zone Act programs are administered locally. The County is a party to and enforces the contracts on lands within its unincorporated area. The California Department of Conservation has a limited oversight role.

In 2011, the County reported that it held 34,315 acres of land under Williamson Act and Farmland Security Zone Act contracts, as illustrated in Table 3.2-1. Little change has been seen in the amount of land under Williamson Act contract during the period since adoption of the General Plan in 2004 and the latest report in 2011. Over that period, the amount of Prime Farmland under contract increased by 203 acres, the amount of contracted non-prime farmland decreased by 41 acres, and the acreage under Farmland Security Zone contract remained the same (California Department of Conservation 2006, 2013).

Table 3.2-1. El Dorado County Williamson Act and Farmland Security Zone Act Acreage, 2011

Williamson Act		Farmland Security Zone Act		
Prime	Nonprime	Prime	Nonprime	Total
2,334	31,686	5	180	34,206
Source: California Department of Conservation 2013.				

California Forest Taxation Reform Act of 1976

This state law protects timberland from conversion to other uses by offering land owners a property tax incentive to maintain their land for timber production. This preferential taxation arrangement operates similarly to the Williamson Act, with 10-year rolling contracts. Contracted lands must be zoned by the county for timber production in order to be eligible. This program is limited to tree

species that are suitable for commercial timber harvesting, primarily softwoods, and does not apply to oak woodlands.

California Timberland Productivity Act of 1982

The California Timberland Productivity Act (Government Code Section 51100 et seq.) establishes the statewide basis for timberland production zoning. A county may zone lands for timberland production (Timberland Preserve Zone, or TPZ) and thereby qualify them for the preferential taxation provided for under the Forest Taxation Reform Act. Land within a TPZ is restricted to growing and harvesting timber and other compatible uses approved by the county. The use of this land must be "enforceably restricted" to growing and harvesting timber in order to qualify for preferential taxation.

Under the act, "compatible use" is defined as follows.

> …any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use.
>
> (1) Management for watershed.
>
> (2) Management for fish and wildlife habitat or hunting and fishing.
>
> (3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.
>
> (4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
>
> (5) Grazing.
>
> (6) A residence or other structure necessary for the management of land zoned as timberland production.

Z'berg-Nejedly Forest Practice Act of 1973

Commercial harvesting of timber on lands under the County's jurisdiction, whether or not the property is under timberland contract, is regulated under the state's Z'berg-Nejedly Forest Practice Act (Public Resources Code Section 4511, et seq.) and the related Forest Practice Rules (Title 14, California Code of Regulations Chapters 4, 4.5 and 10). Through this legislation, the state has established a comprehensive and specialized program for reviewing and regulating the harvesting of timber. Harvest is strictly regulated through the review and approval of plans (e.g., Timber Harvest Plan, Timberland Conversion, etc.) by the state Department of Forestry and Fire Protection. The requirements are strict and attempt to balance the objectives of commercial forest management and timber harvesting with environmental protection.

Local

El Dorado County 2004 General Plan

The County General Plan and Zoning Ordinance regulate land uses in the unincorporated areas of the county. The importance of agriculture and forestry to the County is reflected in the General Plan's Agriculture and Forestry Element. Through this element, the County has adopted extensive policies relating to the conservation, management, and utilization of the county's agricultural and forest lands "as fundamental components of the County's rural character and way of life." In addition

to extensive policies supportive of agriculture (including timber), the element makes the following broad policy statement.

> In recent years, large influxes of new residents have resulted in increased development and thus a changed landscape. While this growth has benefited the County in many ways, the low-density residential growth has threatened important agricultural and forest lands. Prudent management of the County's agriculture and forestry resources is needed to provide future generations with opportunities to experience both the economic benefits and rural lifestyle residents now enjoy. This prudent management strategy involves maintenance of large parcel sizes and the minimization of incompatible land use encroachment into these resource rich lands.

The following selected objectives and policies and implementation measure are pertinent to the project, but are only a sampling of the extensive policy guidance set out in the General Plan.

> **Objective 8.1.1: Identification of Agricultural Lands.** Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.
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> > **Policy 8.1.1.1:** "Agricultural Districts" shall be created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production. These districts shall be delineated on the General Plan land use map as an overlay land use designation.
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> > **Policy 8.1.1.2:** Agricultural Districts shall be based on the following criteria:
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> > A. Lands currently under Williamson Act contract (i.e., "agricultural preserves");
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> > B. Soils identified as El Dorado County "choice" agricultural soil, which consist of Federally designated prime, State designated unique or important, or County designated locally important soils;
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> > C. Lands under cultivation for commercial crop production;
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> > D. Lands that possess topographical and other features that make them suitable for agricultural production;
> >
> > E. Low development densities; and
> >
> > F. A determination by the Board of Supervisors that the affected lands should be preserved for agricultural production rather than other uses.
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> > **Policy 8.1.1.3:** The boundaries of Agricultural District overlays shall be based on existing land features including but not limited to soil types, rivers, ridgelines, and other visibly evident features or, otherwise, shall follow legal property boundaries.
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> > **Policy 8.1.1.4:** The procedures set forth in *The Procedure for Evaluating the Suitability of Land for Agriculture* shall be used for evaluating the suitability of agricultural lands in Agricultural Districts and Williamson Act Contract lands (agricultural preserves). The procedures shall be developed, reviewed, and revised, as appropriate, by the Agricultural Commission, and approved by the Board of Supervisors. Revisions to the procedure shall not constitute a General Plan amendment.
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> > **Policy 8.1.1.5:** Except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing "choice" agricultural soils (see Policy 8.1.1.2(b)) shall be zoned for agricultural use except where the Board of Supervisors determines that economic, social, or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. Where such parcels are zoned for agricultural use, they shall be protected from incompatible land uses by the Right to Farm Ordinance and agricultural buffering. Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of

Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

Policy 8.1.1.6: Parcels encumbered by a Williamson Act contract, pursuant to the California Land Conservation Act, shall be zoned Exclusive Agriculture (AE).

Policy 8.2.4.4: Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.

Objective 8.1.4: Development Entitlements. Consideration of the agricultural use of land prior to approvals for any development entitlements.

Policy 8.1.4.1: The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Objective 8.2.1: Agricultural Water. Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.

Policy 8.2.1.1: The County shall support the development of water supplies and the use of reclaimed and untreated water for the irrigation of agricultural lands.

Policy 8.2.1.2: Current agricultural water, excluding well water, shall be protected from allocation to residential uses and discretionary projects establishing new residential uses. Water from increased irrigation efficiencies shall be allocated to expanding agricultural or employment based uses.

Policy 8.2.1.3: The County shall actively pursue the acquisition of long-term agricultural water supplies.

Policy 8.2.1.4: When reviewing projects, the County shall consider a project's impacts on availability of water for existing agricultural uses.

Policy 8.2.1.5: The County will work with water purveyors and the Agricultural Commission to establish plans to ensure the provision of adequate water supplies to existing and future agricultural uses.

Objective 8.2.2: Agricultural Operations. Protection of the rights of agricultural operators to continue agricultural practices on all lands designated for agricultural land use and expand the agricultural-related uses allowed on such lands.

Policy 8.2.2.1: Agricultural operations allowed by right on agricultural lands shall include, but not be limited to:

A. Cultivation and tillage of the soil, grazing, dairying, irrigation, frost protection, cultivation, growing, harvesting, sound devices, use of approved fertilizers, pesticides, and crop protection;

B. Processing of any agricultural commodity, including timber, Christmas trees, shrubs, flowers, herbs, and other plants;

C. Raising of livestock, fur-bearing animals, and all animal husbandry;

D. Culture or breeding of poultry and aquatic species;

E. Commercial practices (ranch marketing) performed incidental to or in conjunction with such agricultural operations including the packaging, processing, and on-site sale of agricultural products produced in the County; and

F. Agricultural resource management including wildlife management, recreation, tours, riding and hiking access, fishing, and picnicking.

Policy 8.2.4.2: A special use permit shall be required for visitor serving uses and facilities providing they are compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.

Policy 8.2.4.3: Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.

Policy 8.2.4.4: Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.

Policy 8.2.4.5: The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses to not detract from or diminish the agricultural use of said land.

Objective 8.3.1: Identification of Timber Production Lands. Identification of existing and potential timber production lands for commercial timber production.

Policy 8.3.1.1: Lands suitable for timber production which are designated Natural Resource (NR) on the General Plan land use map and zoned TPZ or Forest Resource (FR) are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities.

Policy 8.4.2.1: The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned TPZ or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;

B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;

C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and

E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

Implementation Measure AF-J: Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Once the inventory is complete, perform a suitability review (consistent with Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4) and amend the Agricultural District boundaries as appropriate.

El Dorado County Zoning Ordinance

While the General Plan establishes policies to guide the County's land use decision making, the Zoning Ordinance consists of enforceable regulations on the use of county land. The unincorporated area is broken into various residential, commercial, industrial, agricultural, and other "zones," with the standards and regulations applicable to each particular type of zone described in the Zoning Ordinance. Zoning maps illustrate how the zoning districts are distributed throughout the county.

The current Zoning Ordinance provides for agricultural use in its Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), Residential Agricultural (RA), Agricultural Preserve (AP), and Residential-Agricultural (RA) zoning districts. The AE and AP zoning districts are currently used for lands under Williamson Act contract. Ranch Marketing, including packing, processing, and sale of agricultural products and edible byproducts produced on the premises, and related ranch-style lodging are allowed in the SA-10, PA, and AE zoning districts, and in the AP zoning districts by Special Use Permit.

The Zoning Ordinance includes provisions, such as Ranch Marketing, the Winery Ordinance and "right to farm" provisions which are intended to encourage the continuance of agriculture as a major industry in the county. Ranch Marketing provides farmers and ranchers another means to market their products and to add value to their operations. The Winery Ordinance establishes the allowable and conditional uses associated with wineries and standards for development and operations. The ZOU makes minor non-substantive revisions to the existing Winery Ordinance. Right to farm provisions limit the ability of neighbors to formally protest standard agricultural practices and puts neighbors on notice that standard practices are allowed. The County's Williamson Act program is another example of this commitment to agriculture.

Timberland that is subject to the Forest Taxation Reform Act of 1976 is zoned TPZ. Land uses are generally restricted to resource uses, and a residence is allowed only upon approval of a special use permit. Timber harvesting is not restricted to TPZ parcels. For example, timber harvesting and production is also allowed on properties zoned AE and Transportation Corridor (TC). Timber harvesting is regulated by the state, as described above.

California Land Conservation Act of 1965 (Williamson Act)

Although the state Department of Conservation coordinates and monitors implementation of the Williamson Act, the County establishes the criteria for participation and administers the program. Subdivision of land under Williamson Act contract is limited by the state and the County, and the Zoning Ordinance requires adjacent lands to incorporate a 200-foot setback to prevent encroachment of incompatible adjacent uses.

The minimum size for contracted land is 20 acres, although existing parcels of 10 to 20 acres may be considered if they meet additional criteria. All properties must be reviewed by the County Agricultural Commission in accordance with the Procedure for Evaluating the Suitability of Land for Agricultural Use and achieve a score of 80 or higher according to the procedure's rating system.

Owners who want to enter into a Williamson Act or Farmland Security contract must rezone their land to AE or AP. Residential development in these zoning districts, with the exception of agricultural labor housing or temporary housing for family members involved in the agricultural operation, is limited to one dwelling per contract, regardless of the number of parcels.

Environmental Setting

El Dorado County contains substantial agricultural resources, supporting a wide range of crops ranging from wine grapes and orchard crops to timber and grazing. Agricultural resources are found throughout the western county, with the greatest concentrations of agricultural land in the southern county and in a broad north-south band crossing the western side of the county up to around 4,000 feet in elevation. As discussed below, El Dorado County does not have extensive areas of Prime agricultural land, put it does have productive soils that are suited to the types of crops being grown. Figure 3.2-1 illustrates the distribution of agricultural lands within the western portion of the county, as characterized by the FMMP farmland map.

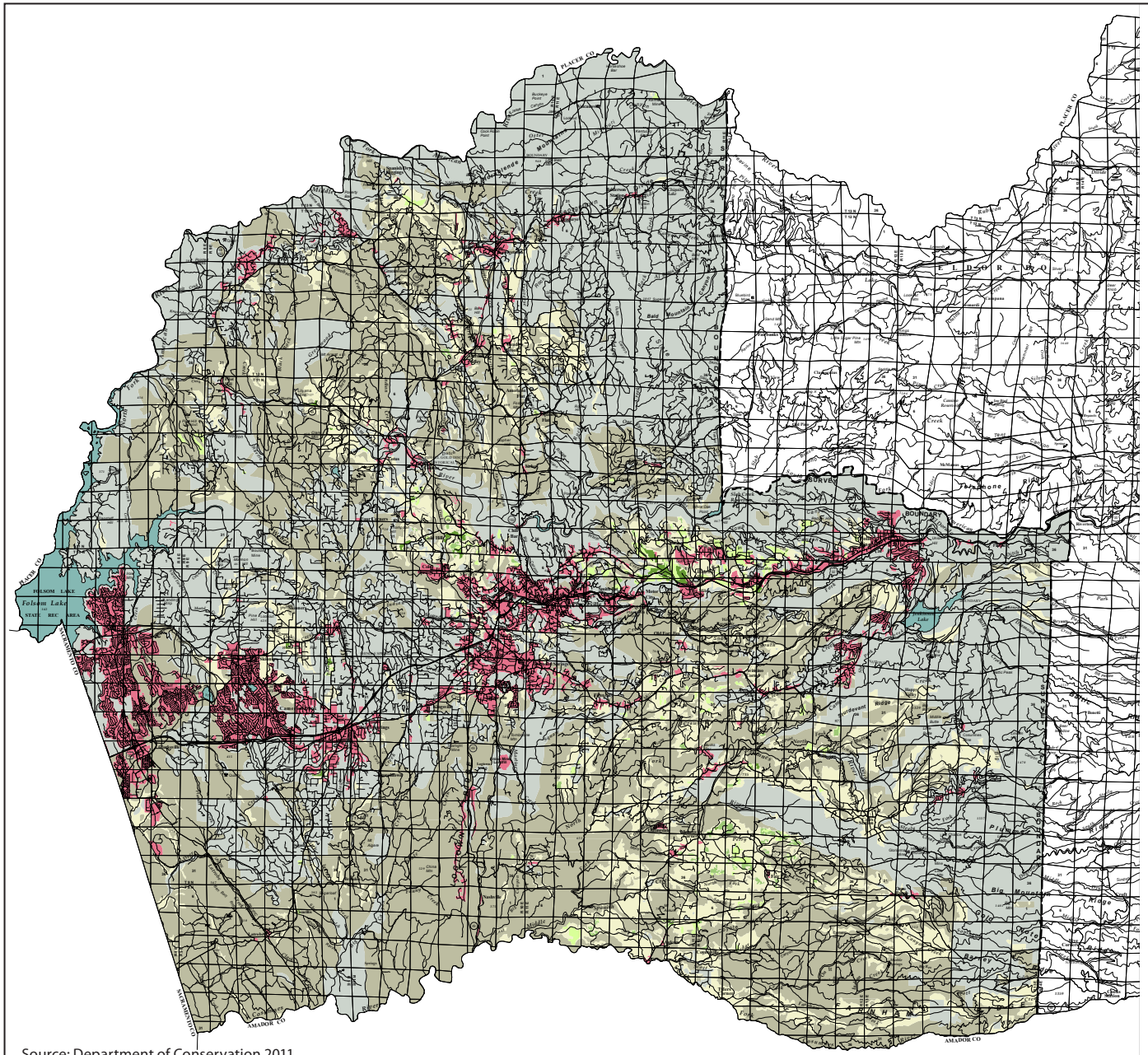
The county's commercial timberland is found in the coniferous forests that inhabit the higher elevations from the central portion of the county eastward. Commercial timber harvesting takes place on private lands within the unincorporated areas and in the national forests farther to the east.

The County Agricultural Commissioner estimated that agriculture and related activities contributed approximately $366 million to the county economy in 2012. Of this amount, the Agricultural Commissioner estimates that Ranch Marketing and value-added products contributed about $159 million and the wine industry $169 million.

In 2012, the gross value of county agricultural commodities, including timber, was $47,186,662 (El Dorado County Department of Agriculture Weights and Measures 2013). According to the *El Dorado County 2012 Agricultural Crop and Livestock Report*, the county's five leading crops by dollar value in 2012 were as follows.

- Apples ($13.2 million)
- Livestock ($7.89 million)
- Wine Grapes ($7.82 million)
- Timber ($7.13 million)
- Hay and Pasture ($3.68 million)

The agricultural sector utilizes large portions of land in the county. The *El Dorado County 2012 Agricultural Crop and Livestock Report* states that there were approximately 850 acres of apple orchard, over 233,000 acres of range land supporting approximately 5,732 head of cattle and calves, 2,403 acres of wine grapes, and 1,150 acres of hay and pasture. The Sacramento Area Council of Governments' (SACOG's) *Forest Management: Current Conditions in the Forested Lands of the SACOG Region* report estimates that there is approximately 633,000 acres of coniferous forest in the county, of which approximately 222,000 acres is privately owned. Not all of the latter is being managed for commercial timber production.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Cameron Park
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Big Meadow Golf Course

The FMMP's 2010 Important Farmland map for El Dorado County (the most recent available) illustrates the importance of farming in the county, as well as the limited amount of farmland that would be considered Prime. The relatively small amount of prime farmland reflects the county's hilly terrain and the upland soils, not any shortcoming in the value of the land for agricultural use. Vineyards are typically high-value farmland but can be located on soils that are not Prime and on rolling terrain. The FMMP and 2012 Agricultural Crop and Livestock Report do not use the same criteria for classifying grazing or range land, so they have different numbers for that agricultural use. Table 3.2-2 provides the acreages of Important Farmland by FMMP Land Use Category.

Table 3.2-2. Important Farmland in El Dorado County, 2010

FMMP Land Use Category	Acreage
Prime Farmland	661
Farmland of Statewide Importance	827
Unique Farmland	3,206
Farmland of Local Importance	59,565
Grazing Land	193,883
Urban and Built Up Land	32,269
Other Land	239,020

Source: California Department of Conservation 2011a.

The county, like many areas of California, has experienced a steady loss of agricultural land through conversion to nonagricultural uses. Table 3.2-3 illustrates the trend in farmland loss within El Dorado County from 1984 to 2010 and from 2004 to 2010, as compiled by the FMMP. Farmland has been converted not only to urban use, but also to Other Land, which typically represents low-density rural residential development.

Table 3.2-3. Land Use Changes in El Dorado County, 1984–2010 and 2004–2010

FMMP Land Use Category	1984–2010 Acreage Change (Average Annual Change)	2004–2010 Acreage Change (Average Annual Change)
Important Farmland (Prime, Statewide Importance, Unique, and Local Importance)	-13,690 (-527 acres per year)	-2,422 (-484 acres per year)
Grazing Land	-6,781 (-261 acres per year)	-3,017 (-603 acres per year)
Agricultural Land Subtotal	-20,471 (-787 acres per year)	-5,439 (-1,088 acres per year)
Urban and Built-Up Land	12,466 (479 acres per year)	1,599 (320 acres per year)
Other Land	7,969 (307 acres per year)	3,688 (738 acres per year)

Note: The average numbers are rounded to the nearest whole number.
Source: California Department of Conservation 2011b.

There can be a number of reasons for converting farmland to nonagricultural use. Conversion of agricultural land can indirectly lead to additional conversions on nearby agricultural lands as land values increase, making conversion more economically attractive. As a result, conflicts between residential and agricultural activities arise. Despite the right to farm ordinance, conflict with nearby residents can also encourage farmers to leave the business. Agricultural operations, particularly

small-scale ones, often operate on small margins, and their economic viability hinges on minor market variations. Unforeseen changes in the market or reductions in crop yield can quickly make small-scale operations economically non-viable. The County has intentionally worked to help agricultural landowners/operators weather development pressures through the General Plan policies, Williamson Act program, and Zoning Ordinance provisions described above under *Regulatory Setting*.

3.2.2 Environmental Impacts

Impact Mechanisms

The TGPA is proposing a limited number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. This DEIR analyzes whether these proposed changes, including the change in agricultural district boundaries, would result in impacts on existing agricultural and forestry resources. The key changes to the current General Plan and Zoning Ordinance—which include changes to policies pertinent to agricultural and forest lands and zoning for agricultural and silvacultural uses—are listed below.

Targeted General Plan Amendments

- The project proposes to divide the existing Camino/Pollock Pines Community Region to create three Rural Centers: Camino, Cedar Grove, and Pollock Pines. No changes would be made to the current General Plan designations for parcels within the Community Region. However, the General Plan's non-transportation noise standard applicable within Rural Centers is more stringent (i.e., does not permit as much noise) than within Community Regions. As a result, new development within the 170 acres of industrial land within the Camino/Pollock Pines Community Region would be subject to the more stringent noise controls applicable to Rural Centers. Future industrial development would therefore be required to comply with the more stringent regulations. The more stringent noise controls may also apply to any future re-opening of the Sierra Pacific Industries lumber mill in Camino, which would serve timber harvesting operations.
- The project includes expanding the boundaries of the Garden Valley-Georgetown, Coloma, Camino–Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play–Somerset Agricultural Districts to implement General Plan Implementation Measure AF-J. In addition, several parcels that are now within Agricultural Districts, but which do not actually meet the criteria for inclusion, are proposed to be removed from those Districts, based on the Policy 8.1.1.2 criteria. Approximately 479 parcels, totaling 17,241 acres, are proposed to be added to these Agricultural Districts, and 96 parcels, totaling 137 acres, are proposed to be removed.
- Policy 8.1.1.6 would be deleted. This deletion would allow parcels encumbered by a Williamson Act contract to be zoned other than AE. The proposed ZOU rescinds the AE zone and establishes new agricultural zones that can accommodate lands encumbered by Williamson Act contracts. This amendment recognizes the greater flexibility provided under the proposed zoning ordinance.
- *Policy 8.*2.4.4: The proposal considers amending the policy to allow for Ranch Marketing activities on grazing lands.

Zoning Ordinance Updates

- The project would modify zoning for Williamson Act contracted and rolled out land (land on which a Williamson Act non-renewal has been filed) to reflect the underlying General Plan land use designation.
- The project includes Zoning Ordinance provisions for Agricultural Homestays (Section 17.040.170), Health Resort and Retreat Centers (Section 17.040.170), Agricultural and Timber Resource Lodging (Section 17.040.170) and Ranch Marketing (Section 17.040.260). These uses would be limited to lands where the primary use is agricultural (including forestry). Some uses would be allowable by right; others would require approval of an administrative permit or CUP; others would not be allowed, depending on the use and the ~~zone~~ zoning district. The project would also provide for farm and food supply stores (Section 17.040.070) and Public Utility Service, Intensive uses (Section 17.21.020) to be located in selected agricultural zoning districts upon approval of a CUP.

  The project would provide opportunities for expanded uses on TPZ–zoned land (e.g., Hunting And Fishing Club, Picnic Area, Hiking Trail Allowed By Right; Campground, Ski Area, Health Resort and Retreat Center allowable by CUP). The project would also allow limited residential uses under a CUP if it can be demonstrated that such uses will be compatible with the growing and harvesting of timber (Section 17.40.350). The project would also provide for Industrial, General and Public Utility Service Facilities, Intensive in the FR and TPZ zones (Section 17.21.020) upon approval of a CUP.

Methods of Analysis

This analysis addresses the project's short- and long-term adverse impacts on the physical (natural and built) environment, under the assumption the project will be built out. *Existing conditions* are the baseline against which the significance of the project's potential impacts is evaluated. Therefore, the reasonably foreseeable impacts of the TGPA and ZOU are compared to the existing environment and not to the provisions of the existing General Plan and Zoning Ordinance.

Because the project does not propose any site-specific development activities, this analysis focuses on the potential indirect impacts of future development that could occur as a result of the project.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use.
- Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract.
- Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g]).
- Result in the loss of forest land or conversion of forest land to non-forest use.

- Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use.

The 2004 General Plan EIR modified these considerations to reflect the character of El Dorado County. The present DEIR will use the following considerations taken from the 2004 General Plan EIR to evaluate impacts rather than the standard Appendix G thresholds of significance.

- Convert Important Farmland, Grazing Land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract.
- Remove substantial areas of agricultural land from production by Ranch Marketing, Winery, and visitor-serving activities.
- Provide an inconsistent level of protection for agricultural operations based on location in identified agricultural areas.
- Convert timberland, including lands currently in timber production and lands zoned for timber production to non-forestry uses.

Impacts and Mitigation Measures

Impact AG-1: Convert Important Farmland, Grazing Land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR found that implementation of the General Plan would result in conversion of Important Farmland, land currently in agricultural production, Grazing Land, or land under Williamson Act contract to nonagricultural uses both directly and indirectly. Direct conversion would occur by designating farmlands for nonagricultural (e.g., residential or commercial) uses. Indirect conversion can occur by allowing incompatible uses, either near or directly on land designated for agricultural uses, without adequate safeguards in place to protect the farmlands from conversion.

The 2004 General Plan EIR examined the extent to which lands classified as Important Farmland, Grazing Land, choice soils, or under Williamson Act contract at that time were to be designated for nonagricultural uses by the General Plan. As illustrated in Table 3.2-4, this amounts to a substantial amount of agricultural land that is subject to conversion to residential, commercial, tourist recreational, research and development, and public facility uses pursuant to the General Plan. The 2004 General Plan EIR noted that most of this acreage is Farmland of Local Importance, large areas of which are concentrated near Garden Valley–Georgetown, Gold Hill, Camino, Fair Play–Somerset, Pleasant Valley, and the areas surrounding Grizzly Flat and Omo Ranch. The high-quality farmland that is near areas of medium or high conversion potential is primarily located in Gold Hill, Pollock Pines, Pleasant Valley, and Georgetown–Garden Valley.

Table 3.2-4. Agricultural Land with Medium or High Conversion Potential in 2004[1]

Agricultural Land Category	Acres of Potential Conversion
Important Farmland	16,173
Grazing Land	21,689
Choice Soils	24,663
Agricultural District/Ag Land	0
Williamson Act Contracted Land	242
Total	63,307
Source: El Dorado County 2004.	

The 2004 General Plan EIR concluded that this impact would be significant and unavoidable although the findings made in conjunction with adoption of the General Plan in 2004 identified several mitigation measures (Mitigation Measures 5.2-1(a) through 5.2-1(f)) for this impact. All of these mitigation measures were integrated into the General Plan as shown in Table 3.2-5.

Table 3.2-5. 2004 General Plan EIR Agricultural Mitigation Measures and Related Policies

Mitigation Measure	General Plan Policy
5.2-1(a) - Establish a General Plan Conformity Review Process for All Development Projects	2.2.5.20
5.2-1(b) - Require Development Projects to Be Located and Designed in a Manner That Avoids Adjacent Incompatible Land Uses	2.2.5.21
5.2-1(c) - Identify Acceptable Mitigation for Loss of Agricultural Land	8.1.3.4 and Implementation Measure AF-F
5.2-1(d) - Provide Additional Protection of Agricultural Use	8.1.3.2
5.2-1(e) - Provide Adequate Agricultural Setbacks	8.1.3.2
5.2-1(f) - Require Agricultural Fencing on Adjacent Residential Property	8.2.2.6 and Implementation Measure AF-A
Source: El Dorado County 2004.	

Project Impacts

A small amount of agricultural land is converted in the county each year as a result of suburbanization or land being removed from production. However, as General Plan implementation occurs, the project does not propose General Plan amendments that would result in additional conversions of agricultural lands. The changes to the existing Agricultural Districts' boundaries would ensure that agricultural properties that qualify for inclusion within Agricultural Districts are encompassed by the District boundaries and that any parcels that do not qualify to be within the District boundaries are removed. The impact would be the same as that identified in 2004 when the General Plan was adopted: significant and unavoidable. No additional mitigation measures are available beyond those incorporated into the General Plan with its adoption in 2004 that would

[1] This table summarizes the impact of the 2004 General Plan at the time of its adoption. It does not represent the actual level of conversion to date. Table 3.2-3 illustrates the recent trends in agricultural conversion.

mitigate this overall impact. Mitigation Measures AG-1a and AG-1b below avoid further adding to this impact.

The project's proposed elimination of the Camino–Pollock Pines Community Region in favor of three Rural Centers encompassing the same area would have no impact on agricultural lands and would not increase the potential for agricultural conversions because it does not propose any changes to existing land use designations. Establishing the Rural Centers may somewhat reduce the potential intensity of residential and commercial development that exists under Community Region development standards. This would in turn reduce development pressure on surrounding lands. However, given that the Camino/Pollock Pines Community Region currently lacks the necessary infrastructure and services to reach its potential development intensity, any actual reduction in development would likely be small (see Section 3.10, *Water Supply*). The impact would be less than significant.

The project includes minor revisions to policies of the General Plan's Agriculture and Forestry Element that would make the following changes.

- Clarify setback requirements for agriculturally incompatible uses adjacent to agriculturally zoned land.
- Provide consistency with the ZOU provisions allowing Williamson Act parcels to be zoned Agricultural Grazing (AG), Planned Agriculture (PA), or Limited Agricultural (LA), rather than only Exclusive Agricultural (AE) or Agricultural Preserve (AP) as under the existing Zoning Ordinance.
- Clarify that visitor serving uses will be allowed in agricultural areas pursuant to the Zoning Ordinance.

These revisions clarify existing requirements and create consistency between the General Plan and the Zoning Ordinance. The changes are not substantive. The impact would be less than significant.

The provisions of the ZOU related to farm businesses are intended to provide an economic incentive to farmers to retain their land in agriculture by providing alternative sources of income. Lands within the proposed LA, PA, and AG zones can be subject to Williamson Act contracts. With some exceptions, most of the land uses allowed in agricultural zones by the proposed ZOU are similar to or subject to more restrictive standards than the land use provisions of the existing Zoning Ordinance. The requirements for discretionary review and consistency determinations are likewise similar or subject to more restrictive standards than those in the Zoning Ordinance. In any case, land uses on contracted lands are limited to those that are compatible with the Williamson Act. Examples of new uses that would be allowed under the project are listed below.

- Food and farm supply stores, allowed upon approval of a CUP in the proposed LA, PA, AG, Rural Lands (RL), and Forest Resource (FR) zones pursuant to Table 17.21.020 of the ZOU. The ZOU's glossary provides a detailed definition of this type of use and describes it as a form of "agricultural support service." Section 17.40.070 establishes the review and findings requirements necessary to support approval of a CUP for this use. The CUP review will ensure that these land uses are not incompatible with supporting agriculture in the area.
- Agricultural and Timber Resource Lodging, of indeterminate size, allowed by right in the proposed AG zone, upon approval of an administrative permit in the PA and FR zones, and with a minor use permit or CUP in the LA, RL, and TPZ zones. The applicant must demonstrate to the County Department of Agricultural and Weights and Measures that the site still meets the

minimum qualifications for agricultural or grazing use under the Williamson Act, whether the site is under contract or not. This limitation should effectively limit the size and character of the lodging to compatible uses. The impact would be less than significant.

- Ranch Marketing provisions allowing special marketing events for up to 250 attendees by right in the proposed PA zone (on parcels of 10 acres or larger) and AG zone (on parcels greater than 40 acres) up to 24 times per year. The existing Zoning Ordinance allows special events for up to 125 persons as part of Ranch Marketing in the AE, SA-10, and PA zones by right, limited to no more than 6 events per year on parcels under 20 acres and 12 events per year on parcels 20 acres or more. Both the ZOU and existing zoning provisions require that these events occur in conjunction with and are complimentary to ongoing agricultural operations. The ZOU would allow larger events and of much greater frequency than the existing zoning provisions. However, this would not result in the conversion of agricultural land and therefore would have a less than significant impact on agriculture.
- Health Resort and Retreat Center use in the PA, AG, and RL zones upon approval of a CUP. Lots adjacent to or within Agricultural zones must be reviewed by the County Agricultural Commission for compatibility with surrounding agricultural uses prior to consideration of the CUP. Nonetheless, the lack of a size limitation in the proposed ZOU raises the possibility of conflicts arising with agricultural operations over traffic and activity levels from this land use or conversion of a substantial amount of farmland to a nonagricultural use. Implementation of Mitigation Measure AG-1a would reduce this impact to a less-than-significant level. The measure would place reasonable size limits on centers consistent with the requirements for Bed And Breakfast Inns.
- Public Utility Service Facilities, Intensive allowed in the PA, AG, RL, FR, and TPZ zones upon approval of a CUP. The proposed ZOU glossary describes these as: "[f]acilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services." The glossary states that Intensive Service Facilities: "may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities." Because these facilities are expected to be sized to support community development, they would be incompatible with the purpose of the PA, AG, and RL zones, which is to provide for agriculture and agriculturally-related activities in a rural/agricultural setting. Implementation of Mitigation Measure AG-1b would reduce this impact to a less-than-significant level. The measure would require that the ZOU be amended to specify that Public Utility Service Facilities, Intensive are not allowable in the PA, AG, and RL zones.

Conclusions

Impacts related to direct conversion of farmland would be reduced by Mitigation Measures AG-1a and AG-1b, but not to a less-significant-level. The impact would be significant and unavoidable.

Impacts related to the proposed elimination of the Camino–Pollock Pines Community Region in favor of three Rural Centers encompassing the same area would have no impact on agricultural lands. Impacts of establishing the Rural Centers would be less than significant.

Impacts related to revisions to policies of the General Plan's Agriculture and Forestry Element would be less than significant.

The provisions of the ZOU related to farm businesses would result in less than significant impacts for all uses except Health Resort and Retreat Center uses. For Health Resort and Retreat Center uses, Mitigation Measure AG-1a would reduce impacts to a less-significant-level.

Impacts related to Public Utility Service Facilities, Intensive allowed in the PA, AG, RL, FR, and TPZ zones upon approval of a CUP would be reduced to a less-significant-level by Mitigation Measure AG-1b.

Overall, the project's impact related to agricultural conversion and the cancellation of Williamson Act contracts would be significant and unavoidable because of the unavoidable direct conversion associated with suburbanization or land being removed from production as a result of implementation of the General Plan.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Amend the provisions for Health Resort and Retreat Center in proposed Section 17.40.170.E.2 to read as follows.

E. Health Resort and Retreat Center.

1. Health Resorts and Retreat Centers shall be considered an expanded home occupation in those zones allowing residential uses and may be a compatible use in Agricultural, Rural Lands, Resource, Commercial and Special Purpose zones.
2. Prior to action by the review authority, lots ~~Lots~~ adjacent to or within Agricultural zoning must be reviewed by the Ag Commission for compatibility with surrounding agricultural uses prior to action by the review authority.
3. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.
4. Health Resorts and Retreat Centers shall be subject to the requirements of Section 17.40.170.D, with the exception of Subsection 5 relating to ancillary activities.

Mitigation Measure AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones

Amend Table 17.21.020 to replace the use type "Public Utility Service Facilities: Intensive," with use type "Public Utility Service Facilities: Minor."

Impact AG-2: Remove substantial areas of agricultural land from production by Ranch Marketing, Winery, and visitor-serving activities (less than significant with mitigation)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR found that "[a]lthough these activities are considered compatible with agricultural activities and are permitted to take place in conjunction with related agricultural operations, they may create conflicts with adjacent or nearby agriculture uses, ranging from nuisance, littering, and trespass to traffic congestion." The 2004 General Plan EIR found that with the adoption of Mitigation Measure 5.2.2, Limit Extent of Ranch Marketing Activities, Wineries, and Other Agricultural Promotional Uses Within Agricultural Designations, this impact would be less than significant. General Plan Policy 8.2.4.3 limits visitor serving uses to recreational fishing,

camping, stables, lodging facilities, and campgrounds, and Policy 8.2.4.4 requires a compatibility review of these uses. These policies reflect the content of this mitigation measure.

Project Impacts

The 2004 General Plan and existing Zoning Ordinance provide for Ranch Marketing, Winery, and visitor serving activities. The TGPA does not propose any substantive changes to the General Plan relative to these activities.

The proposed ZOU, however, does include a number of changes to existing Zoning Ordinance provisions. The key provisions that have the potential to remove agricultural land from production are the change to Ranch Marketing and the introduction of Health Resort and Retreat Center as a potential use. Because no specific development proposals are being made at this time, only a general analysis of the potential impact is possible. However, it is reasonably foreseeable that some of the uses allowed under Ranch Marketing or in the operation of a Health Resort and Retreat Center could result in the conversion of productive agricultural land.

The ZOU provides that Ranch Marketing would be allowed only in conjunction with and complementary to ongoing agricultural operations, subject to limitations on the amount of area that may be devoted to Ranch Marketing activities. This would ensure that while a portion of an agricultural operation is used for Ranch Marketing, "substantial areas" of agricultural land would not be removed from production. The impact would be less than significant.

The ZOU does not provide a size limit on the Health Resort and Retreat Center use. As a result, while such a use may be compatible with surrounding agricultural uses, it could nonetheless convert productive agricultural land on its site. Implementation of Mitigation Measure AG-1a will reduce the impact to a less-than-significant level.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Impact AG-3: Provide an inconsistent level of protection for agricultural operations based on location in identified agricultural areas (less than significant)

2004 General Plan EIR Conclusions

The 2004 General Plan eliminated the Agricultural District overlay designation that had been a part of the prior General Plan and adopted the Agricultural Land (A) designation in its place. The 2004 General Plan EIR found that this change provided a greater level of protection for agricultural lands in the county because the designation protects and preserves high-quality agricultural lands in or suitable for agricultural operations without the need to coordinate with an underlying land use designation that allows conflicting land uses within the same area. The 2004 General Plan EIR found that the General Plan's impact on the level of protection for agricultural operations was less than significant.

Project Impacts

The TGPA is not proposing any amendments that would result in inconsistent levels of protection for agricultural operations. The project would expand the boundaries of the Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset Agricultural Districts and remove a number of parcels now within Agricultural Districts, but which

do not actually meet the criteria for inclusion. These changes will ensure that qualified agricultural operations will be consistently protected. The impact would be less than significant.

The proposed ZOU does not include provisions that would result in an inconsistent level of protection of agricultural operations in identified agricultural areas. The County right-to-farm ordinance, for example, provides county-wide protections for on-going agricultural operations. The impact would be less than significant.

Impact AG-4: Convert timberland, including lands currently in timber production and lands zoned for timber production, to non-forestry uses (less than significant with mitigation)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR characterized this issue as follows:

> The recent population growth in northern California and the resulting need for additional housing have created a higher demand for forest products and increased pressure on timberlands to continue or expand timber production. At the same time, the government and residents of El Dorado County have identified a desire to protect forested areas that provide environmental benefits and contribute to the county's rural lifestyle. Timber production practices can generate land use conflicts, be incompatible with adjacent residential development, and affect air and water quality and wildlife habitat. Conversely, urbanization and development that take place adjacent to timberland can result in a variety of conflicts, including increasing costs of operation because of complaints from adjacent landowners. The subdivision or development of individual parcels within large areas of contiguous timberland can cause fragmentation of land in timber resource production, in some cases reducing property size or increasing conflicts to the point that the production activity is no longer economically viable. Over time, this process of fragmentation and encroachment can affect the efficiency of timber resource management.

The 2004 General Plan EIR noted that "[e]ncroachment of more intensive of more intensive land uses in timber management areas can result in conflicts with appropriately designated forestry uses and could encourage conversion of lands to nonforestry uses." However, it concluded that the protections afforded by the County Agricultural Commission's suitability review would ensure that non-forestry activities in TPZ areas would not encroach on the ability of property owners to continue conducting timber harvesting activities. Further, the 2004 General Plan's provisions for land use buffering help prevent conflicts or conversion pressures for lands in timber production. The 2004 General Plan EIR found that the adopted General Plan's impact would be less than significant.

Project Impacts

The proposed TGPA does not include any amendments to current General Plan policies relating to timberland. This portion of the project would have no impact on the conversion of timberland.

The proposed ZOU has several provisions that could result in the conversion of timberland to non-forestry uses. The key provisions are discussed below.

- Health Resort and Retreat Center uses could be approved within FR and TPZ zones upon approval of a CUP. Because this type of use depends upon a quiet atmosphere, it is unlikely to be compatible with the commercial harvesting of timber which could potentially create land use conflicts that could restrict timber harvest activities. However, the County's Right to Farm Ordinance as proposed to be amended by the ZOU (Section 17.40.290) would ensure that such land use conflicts would not restrict timber harvest activities by limiting the circumstances

under which agricultural operations (including those in FR and TPZ zones) may be considered a nuisance. This impact would be less than significant.

- Industrial, General use would be allowed in FR and TPZ with a CUP. The ZOU glossary characterizes Industrial, General uses as "[m]manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially indoors." Examples cited in the proposed ZOU include lumber mills, batch plants, truss manufacturing, co-generation plants, food, and byproducts processing plants, and fabric mills.

  This type of use is not consistent with the requirement that land within a TPZ be "enforceably restricted" to forestry in order to qualify for the preferential tax rate provided under the Forest Taxation Reform Act of 1976. Nor do any of these uses fall within the list of "compatible uses" that may be allowed in a TPZ zone. The impact would be significant. Implementation of Mitigation Measure AG-4, which would revise the ZOU to not allow industrial uses in the TPZ zone, would reduce this impact to a less-than-significant level.

- Campground use would be allowed in the TPZ zone upon approval of a CUP; picnic area and "hunting/fishing club or farm" are uses that would be allowed by right. These provisions implement the existing General Plan Policies 8.2.4.2 and 8.2.4.3. The impact would be less than significant.

- Ski Area use would be allowed in a FR or TPZ zone upon approval of a CUP. Typical Ski Area base facilities include a day lodge, one or more restaurants, maintenance facilities, a retail shop, and an extensive parking lot. None of those are "compatible uses" under the TPZ requirements and would necessitate a substantial portion of the ski area site to be removed from the TPZ zone. It is conceivable that ski runs could be managed for sustainable timber harvest, whereby runs are cut, allowed to regrow, and other runs cut as the regrowth becomes too tall to cover with snow; however, that is not probable. Allowing ski areas in a TPZ zone would have a significant impact. A ski area would not necessarily conflict with FR zoning, in that timber harvesting and skiing activities take place at different times of the year. Timber harvest is typically prohibited until the snow has melted (thereby reducing erosion risk and allowing cleaner access by machinery and trucks). The County's Right to Farm Ordinance (Section 17.40.290) as proposed to be amended by the ZOU, would ensure that such land use conflicts would not restrict timber harvest activities by limiting the circumstances under which agricultural operations (including those in the FR and TPZ zones) may be considered a nuisance. Implementation of Mitigation Measure AG-4, which would revise the ZOU to not allow Ski Areas in the TPZ zone, would reduce this impact to a less-than-significant level.

- Intensive Public Utility Service Facilities would be allowable in the FR and TPZ zones upon approval of a CUP. The proposed ZOU glossary describes these facilities as: "[f]acilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services." The glossary states that Intensive Service Facilities: "may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities." Although transmission facilities are a compatible use in the TPZ zone per state law, the list of potential uses under the Public Utility Service Facilities definition is much more expansive than a transmission line. Uses such as electrical substations, sewage treatment facilities, and power generating facilities could be inconsistent with the allowable uses within the TPZ zone and would require the contract to be cancelled, and this would be a significant conversion of

timberland. This potential impact would be less than significant through implementation of contract provisions. In addition, because these facilities are expected to be sized to support community development, they could be incompatible with the purpose of the TPZ zone. The County's Right to Farm Ordinance (Section 17.40.290) as proposed to be amended by the ZOU, would ensure that any such land use conflicts would not restrict timber harvest activities by limiting circumstances under which agricultural operations (including those within FR and TPZ zones) may be considered a nuisance. The impact would be less than significant.

Conclusions

With the exception of impacts related to allowing Industrial, General uses and Ski Areas in FR and TPZ with a CUP, impacts would be less than significant. For allowing Industrial, General uses and Ski Areas in FR and TPZ with a CUP, impacts would be reduced to a less-than-significant level by implementation of Mitigation Measure AG-4.

Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone

Amend Table 17.21.020 to remove the CUP allowance from the matrix cells relating to the FR and TPZ zones as follows.

Use Type	FR	TPZ
Health Resort and Retreat Center	CUP	CUP
Industrial, General	CUP	--
Off-highway or off-road vehicle recreation area	CUP	--
Ski Area	CUP	--
Public Utility Service Facilities: ~~Intensive~~ Minor	CUP	CUP

3.3 Air Quality and Greenhouse Gases

3.3.1 Existing Conditions

Regulatory Setting

This section summarizes federal, state, and local regulations that apply to air quality and GHGs. The agencies of direct importance in the County are the U.S. Environmental Protection Agency (EPA), the California Air Resources Board (ARB), and the El Dorado County Air Quality Management District (EDCAQMD). EPA has established federal air quality standards for which ARB and EDCAQMD have primary implementation responsibility. ARB and EDCAQMD are also responsible for ensuring that state air quality standards are met.

Federal

Air Quality

Clean Air Act and National Ambient Air Quality Standards

The federal Clean Air Act (CAA), promulgated in 1963 and amended several times thereafter, including the 1990 Clean Air Act amendments (CAAA), establishes the framework for modern air pollution control. The act directs EPA to establish National Ambient Air Quality Standards (NAAQS) for the six criteria pollutants (discussed under the Environmental Setting section). The NAAQS are divided into primary and secondary standards; the former are set to protect human health within an adequate margin of safety, and the latter to protect environmental values, such as plant and animal life. Table 3.3-1 summarizes the NAAQS.

The CAA requires states to submit a state implementation plan (SIP) for areas in nonattainment for federal standards. The SIP, which is reviewed and approved by EPA, must demonstrate how the federal standards would be achieved. Failing to submit a plan or secure approval can lead to denial of federal funding and permits. In cases where the SIP is submitted by the state but fails to demonstrate achievement of the standards, EPA is directed to prepare a federal implementation plan.

Greenhouse Gases

Mandatory Greenhouse Gas Reporting Rule (2009)

On September 22, 2009, EPA released its final Greenhouse Gas Reporting Rule (Reporting Rule). The Reporting Rule is a response to the fiscal year (FY) 2008 Consolidated Appropriations Act (H.R. 2764; Public Law 110-161), which required EPA to develop "mandatory reporting of greenhouse gases above appropriate thresholds in all sectors of the economy…" The Reporting Rule would apply to most entities that emit 25,000 metric tons of carbon dioxide equivalent (CO_2e) or more per year. Starting in 2010, facility owners are required to submit an annual GHG emissions report with detailed calculations of facility GHG emissions. The Reporting Rule also would mandate recordkeeping and administrative requirements in order for EPA to verify annual GHG emissions reports.

Update to Corporate Average Fuel Economy Standards (2009)

The new Corporate Average Fuel Economy (CAFE) standards incorporate stricter fuel economy standards promulgated by the State of California into one uniform standard. Additionally, automakers are required to cut GHG emissions in new vehicles by roughly 25% by 2016. EPA, the National Highway Traffic Safety Administration (NHTSA), and ARB are currently working together on a joint rulemaking to establish GHG emissions standards for 2017 to 2025 model year passenger vehicles, which require an industry-wide average of 54.5 miles per gallon in 2025 (U.S. Environmental Protection Agency et al. 2011). The official proposal was released by both EPA and NHTSA on December 1, 2011. On August 28, 2012, EPA and NHTSA issued a joint Final Rulemaking to extend the National Program of harmonized greenhouse gas and fuel economy standards to model year 2017 through 2025 passenger vehicles.

Environmental Protection Agency Endangerment and Cause and Contribute Findings (2009)

On December 7, 2009, EPA signed the Endangerment and Cause or Contribute Findings for Greenhouse Gases under Section 202(a) of the CAA. Under the Endangerment Finding, EPA finds that the current and projected concentrations of the six key well-mixed GHGs—carbon dioxide (CO_2), methane (CH_4), nitrogen dioxide (N_2O), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and hydrofluorocarbons (HFCs)—in the atmosphere threaten the public health and welfare of current and future generations. Under the Cause or Contribute Finding, EPA finds that the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution that threatens public health and welfare.

These findings do not themselves impose any requirements on industry or other entities. However, this action is a prerequisite to finalizing EPA's proposed new CAFE standards for light-duty vehicles, which EPA proposed in a joint proposal including the Department of Transportation's proposed corporate average fuel-economy standards.

State

Air Quality

California Clean Air Act and California Ambient Air Quality Standards

In 1988, the state legislature adopted the California Clean Air Act (CCAA), which established a statewide air pollution control program. CCAA requires all air districts in the state to endeavor to meet the California Ambient Air Quality Standards (CAAQS) by the earliest practical date. Unlike the federal CAA, the CCAA does not set precise attainment deadlines. Instead, the CCAA establishes increasingly stringent requirements for areas that will require more time to achieve the standards. CAAQS are generally more stringent than the NAAQS and incorporate additional standards for sulfates (SO_4), hydrogen sulfide (H_2S), vinyl chloride (C_2H_3Cl), and visibility-reducing particles. The CAAQS and NAAQS are listed together in Table 3.3-1.

ARB and local air districts bear responsibility for achieving California's air quality standards, which are to be achieved through district-level air quality management plans that would be incorporated into the SIP. In California, EPA has delegated authority to prepare SIPs to ARB, which, in turn, has delegated that authority to individual air districts. ARB traditionally has established state air quality standards, maintaining oversight authority in air quality planning, developing programs for

reducing emissions from motor vehicles, developing air emission inventories, collecting air quality and meteorological data, and approving SIPs.

The CCAA substantially adds to the authority and responsibilities of air districts. The CCAA designates air districts as lead air quality planning agencies, requires air districts to prepare air quality plans, and grants air districts authority to implement transportation control measures. The CCAA also emphasizes the control of "indirect and area-wide sources" of air pollutant emissions. The CCAA gives local air pollution control districts explicit authority to regulate indirect sources of air pollution and to establish traffic control measures (TCMs).

Table 3.3-1. National and State Ambient Air Quality Standards

			National Standards[a]	
Criteria Pollutant	Average Time	California Standards	Primary	Secondary
Ozone	1-hour	0.09 ppm	None	None
	8–hour	0.070 ppm	0.075 ppm	0.075 ppm
Particulate Matter (PM10)	24-hour	50 μg/m^3	150 μg/m^3	150 μg/m^3
	Annual mean	20 μg/m^3	None	None
Fine Particulate Matter (PM2.5)	24-hour	None	35 μg/m^3	35 μg/m^3
	Annual mean	12 μg/m^3	12.0 μg/m^3	15.0 μg/m^3
Carbon Monoxide	8-hour	9.0 ppm	9 ppm	None
	1-hour	20 ppm	35 ppm	None
	8-hour (Lake Tahoe)	6 ppm	None	None
Nitrogen Dioxide	Annual mean	0.030 ppm	0.053 ppm	0.053 ppm
	1-hour	0.18 ppm	0.100 ppm	None
Sulfur Dioxide[e]	Annual mean	None	0.030 ppm	None
	24-hour	0.04 ppm	0.14 ppm	None
	3-hour	None	None	0.5 ppm
	1-hour	0.25 ppm	0.075 ppm	None
Lead	30-day Average	1.5 μg/m^3	None	None
	Calendar quarter	None	1.5 μg/m^3	1.5 μg/m^3
	3-month average	None	0.15 μg/m^3	0.15 μg/m^3
Sulfates	24-hour	25 μg/m^3	None	None
Hydrogen Sulfide	1-hour	0.03 ppm	None	None
Vinyl Chloride	24-hour	0.01 ppm	None	None

Sources: California Air Resources Board 2013a.

Notes:

μg/m^3 = micrograms per cubic meter

ppm = parts per million

a. National standards are divided into primary and secondary standards. Primary standards are intended to protect public health, whereas secondary standards are intended to protect public welfare and the environment.

b. The federal 1-hour standard of 12 parts per hundred million was in effect from 1979 through June 15, 2005. The revoked standard is referenced because it was employed for such a long period and is a benchmark for State Implementation Plans.

c. The annual and 24-hour NAAQS for SO_2 only apply for one year after designation of the new 1-hour standard to those areas that were previously nonattainment for 24-hour and annual NAAQS.

d. CAAQS for visibility-reducing particles is defined by an extinction coefficient of 0.23 per kilometer – visibility of 10 miles or more due to particles when relative humidity is less than 70%.

Toxic Air Contaminant Regulation

California regulates toxic air contaminants (TACs) primarily through the Tanner Air Toxics Act (AB 1807) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588). In the early 1980s, ARB established a statewide comprehensive air toxics program to reduce exposure to air toxics. The Toxic Air Contaminant Identification and Control Act (AB 1807) created California's program to reduce exposure to air toxics. AB 2588 supplements the AB 1807 program by requiring a statewide air toxics inventory, notification of people exposed to a significant health risk, and facility plans to reduce these risks.

In August 1998, ARB identified particulate emissions from diesel-fueled engines as TACs. In September 2000, ARB approved a comprehensive diesel risk reduction plan to reduce emissions from both new and existing diesel-fueled engines and vehicles (California Air Resources Board 2000). The goal of the plan is to reduce diesel PM10 (respirable particulate matter) emissions and the associated health risk by 75% in 2010 and by 85% by 2020. The plan identifies 14 measures that target new and existing on-road vehicles (e.g., heavy-duty trucks and buses), off-road equipment (e.g., graders, tractors, forklifts, sweepers, and boats), portable equipment (e.g., pumps), and stationary engines (e.g., stand-by power generators). ARB will implement the plan over the next several years. The Tanner Act sets forth a formal procedure for ARB to designate substances as TACs. This includes research, public participation, and scientific peer review before ARB designates a substance as a TAC. To date, ARB has identified 21 TACs, and has also adopted EPA's list of Hazardous Air Pollutants (HAPs) as TACs. In August 1998, diesel particulate matter (DPM) was added to the ARB list of TACs (California Air Resources Board 1998).

AB 2588 requires that existing facilities that emit toxic substances above specified levels take the following actions.

- Prepare a toxic emission inventory.
- Prepare a risk assessment if emissions are significant (i.e., 10 tons per year or on District's Health Risk Assessment [HRA] list).
- Notify the public of significant risk levels.
- Prepare and implement risk reduction measures.

ARB has adopted several regulations that will reduce diesel emissions from in-use vehicles and engines throughout California. For example, ARB adopted an idling regulation for on-road diesel-fueled commercial vehicles in July 2004 and updated in October 2005. The regulation applies to public and privately owned trucks with a Gross Weight Rating (GWR) greater than 10,000 pounds. Vehicles subject to the regulation are prohibited from idling for more than 5 minutes in any one location. ARB also adopted a regulation for diesel-powered construction and mining vehicles operating. Fleet owners are subject to retrofit or accelerated replacement/repower requirements for which ARB must obtain authorization from EPA prior to enforcement. The regulation also imposes a 5-minute idling limitation on owners, operators, and renters or lessees of off-road diesel vehicles. In some cases, the particulate matter reduction strategies also reduce smog-forming emissions such as NO_X. As an ongoing process, ARB reviews air contaminants and identifies those that are classified as TACs. ARB also continues to establish new programs and regulations for the control of TACs, including DPMs, as appropriate.

Greenhouse Gases

Executive Order S-3-05 (2005)

Signed by Governor Arnold Schwarzenegger on June 1, 2005, Executive Order (EO) S-3-05 asserts that California is vulnerable to the effects of climate change. To combat this concern, EO S-3-05 established the following GHG emissions reduction targets for state agencies.

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

Executive orders are binding only on state agencies. Accordingly, EO S-03-05 will guide state agencies' efforts to control and regulate GHG emissions but will have no direct binding effect on local government or private actions. The Secretary of the California Environmental Protection Agency is required to report to the Governor and state legislature biannually on the impacts of global warming on California, mitigation and adaptation plans, and progress made toward reducing GHG emissions to meet the targets established in this executive order.

Assembly Bill 32, California Global Warming Solutions Act (2006)

In September 2006, the California State Legislature adopted Assembly Bill 32, the California Global Warming Solutions Act of 2006 (AB 32). AB 32 establishes a cap on statewide GHG emissions and sets forth the regulatory framework to achieve the corresponding reduction in statewide emission levels. Under AB 32, ARB is required to take the following actions.

- Adopt early action measures to reduce GHGs.
- Establish a statewide GHG emissions cap for 2020 based on 1990 emissions.
- Adopt mandatory reporting rules for significant GHG sources.
- Adopt a scoping plan indicating how emission reductions would be achieved through regulations, market mechanisms, and other actions.
- Adopt regulations needed to achieve the maximum technologically feasible and cost-effective reductions in GHGs.

Climate Change Scoping Plan (2008)

On December 11, 2008, pursuant to AB 32, ARB adopted the Climate Change Scoping Plan. This plan outlines how emissions reductions from significant sources of GHGs will be achieved via regulations, market mechanisms, and other actions. Six key elements are identified to achieve emissions reduction targets.

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards.
- Achieving a statewide renewable energy mix of 33%.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system.
- Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets.

- Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard.
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the state's long-term commitment to AB 32 implementation.

The Climate Change Scoping Plan also describes recommended measures that were developed to reduce GHG emissions from key sources and activities while improving public health, promoting a cleaner environment, preserving our natural resources, and ensuring that the impacts of the reductions are equitable and do not disproportionately affect low-income and minority communities. These measures put the state on a path to meet the long-term 2050 goal of reducing California's GHG emissions to 80% below 1990 levels.

In March 2011, a San Francisco Superior Court enjoined the implementation of ARB's Scoping Plan, finding the alternatives analysis and public review process violated both CEQA and ARB's certified regulatory program (*Association of Irritated Residents, et al. v. California Air Resources Board*). In response to this litigation, ARB adopted a *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document* on August 24, 2011. ARB staff re-evaluated the statewide GHG baseline in light of the economic downturn and updated the projected 2020 emissions to 507 million metric tons CO_2e. Two reduction measures (Pavley I and the Renewable Portfolio Standard), not previously included in the 2008 Scoping Plan baseline, were incorporated into the updated baseline. According to the *Final Supplement*, the majority of additional measures in the Climate Change Scoping Plan have been adopted (as of 2012), and such measures are currently in place (California Air Resources Board 2011).

Senate Bill 375—Sustainable Communities Strategy (2008)

SB 375 provides for a new planning process that coordinates land use planning, regional transportation plans, and funding priorities in order to help California meet the GHG reduction goals established in AB 32. SB 375 requires regional transportation plans, developed by metropolitan planning organizations (MPOs) to incorporate a "sustainable communities strategy" (SCS) in their Regional Transportation Plans (RTPs). The goal of the SCS is to reduce regional vehicle miles traveled (VMT) through land use planning and consequent transportation patterns. ARB released the regional targets in September 2010.

The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its SB 375-compliant *Metropolitan Transportation Plan/Sustainable Communities Strategy 2035* in April 2012. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. However, there are no areas within El Dorado County with sufficient transit service to qualify for transit-oriented development streamlining.

State CEQA Guidelines

The State CEQA Guidelines require lead agencies to describe, calculate, or estimate the amount of GHG emissions that would result from a project. Moreover, the State CEQA Guidelines emphasize the necessity to determine potential climate change effects of the project and propose mitigation as necessary. The State CEQA Guidelines confirm the discretion of lead agencies to determine appropriate significance thresholds, but require the preparation of an EIR if "there is substantial

evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with adopted regulations or requirements" (Section 15064.4).

State CEQA Guidelines section 15126.4 includes considerations for lead agencies related to feasible mitigation measures to reduce GHG emissions, which may include, among others, measures in an existing plan or mitigation program for the reduction of emissions that are required as part of the lead agency's decision; implementation of project features, project design, or other measures which are incorporated into the project to substantially reduce energy consumption or GHG emissions; off-site measures, including offsets that are not otherwise required, to mitigate a project's emissions; and measures that sequester carbon or carbon-equivalent emissions.

Local

El Dorado County Air Quality Management District

As discussed above, under the CCAA, the EDCAQMD is required to develop an air quality plan for nonattainment criteria pollutants within the air district. Counties within the Sacramento area (Sacramento, Yolo, and portions of Placer, El Dorado, Solano, and Sutter Counties) have adopted the 2009 Sacramento Metropolitan Area 8-Hour Ozone Attainment and Reasonable Further Progress Plan, which was last updated in 2013. This plan outlines how the region continues to meet federal progress requirements and demonstrates that the Sacramento Region will meet the 1997 ozone NAAQS by 2018.

The EDCAQMD enacted its Rule 223-1 to limit fugitive dust emissions from construction and construction-related activities. This rule applies to any construction or construction-related activities, including land clearing, grubbing, scraping, travel on site, and travel on access roads. This rule also applies to all sites that are subject to this rule where carryout or trackout has occurred or may occur on paved public roads or the paved shoulders of a paved public road. This rule also applies to the construction of new landfill disposal sites or modification to existing landfill disposal sites prior to commencement of landfilling activities. One requirement of Rule 223-1 is the submittal of a detailed Fugitive Dust Control Plan to the EDCAQMD prior to the start of any construction activity for which a grading permit was issued by El Dorado County.

EDCAQMD has established regulations to limit exposure to Naturally Occurring Asbestos. Its Rule 223-2, Fugitive Dust – Asbestos Hazard Mitigation, requires activities to reduce asbestos dust created from earth moving activities. An Asbestos Dust mitigation plan must be prepared, submitted, approved and implemented when more than 20 cubic yards of earth will be moved at all sites identified as being in an Asbestos Review Area as shown on the *El Dorado County Naturally Occurring Asbestos Review Map* maintained by the EDCAQMD.

El Dorado County General Plan

The General Plan's Public Health, Safety, and Noise Element contains a number of policies directed at maintaining air quality, including policies on naturally occurring asbestos (NOA). Here are the most pertinent to the project.

> **Policy 6.3.1.1:** The County shall require that all discretionary projects and all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) have a California-registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of

asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC). The Department of Transportation and the County Air Quality Management District shall consider the requirement of posting a warning sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC.

Policy 6.3.1.2: The County shall establish a mandatory disclosure program, where potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC) are provided information regarding the potential presence of asbestos subject to sale. Information shall include potential for exposure from access roads and from disturbance activities (e.g., landscaping).

Policy 6.3.1.3: The County Environmental Management Department shall report annually to the Board of Supervisors regarding new information on asbestos and design an information outreach program.

Objective 6.7.1: El Dorado County Clean Air Plan. Adopt and enforce the El Dorado County Clean Air Act Plan in conjunction with the County Air Quality Management District.

Objective 6.7.2: Vehicular Emissions. Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.1: Develop and implement a public awareness campaign to educate community leaders and the public about the causes and effects of El Dorado County air pollution and about ways to reduce air pollution.

Policy 6.7.2.2: Encourage, both through County policy and discretionary project review, the use of staggered work schedules, flexible work hours, compressed work weeks, teleconferencing, telecommuting, and car pool/van pool matching as ways to reduce peak-hour vehicle trips.

Policy 6.7.2.3: To improve traffic flow, synchronization of signalized intersections shall be encouraged as a means to reduce congestion, conserve energy, and improve air quality.

Policy 6.7.2.4: Encourage a local and inter-State rail system.

Policy 6.7.2.5: Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.

Policy 6.7.2.6: The County shall investigate the replacement of its fleet vehicles with more fuel-efficient alternative fuel vehicles (e.g., liquid natural gas, fuel cell vehicles).

Objective 6.7.3: Transit Service. Expand the use of transit service within the County.

Policy 6.7.3.1: Legally permissible trip reduction programs and the development of transit and ridesharing facilities shall be given priority over highway capacity expansion when such programs and facilities will help to achieve and maintain mobility and air quality.

Objective 6.7.4: Project Design and Mixed Uses. Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.1: Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.

Policy 6.7.4.2: Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

Policy 6.7.4.3: New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.

Policy 6.7.4.4: All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mail boxes, bus stops, etc.).

Policy 6.7.4.5: Specific plans submitted to the County shall provide for the implementation of all policies contained under Objective 6.7.4 herein.

Policy 6.7.4.6: The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.

Policy 6.7.4.7: The County shall inform the public regarding the air quality effects associated with the use of wood for home heating. The program should address proper operation and maintenance of wood heaters, proper wood selection and use, the health effects of wood smoke, weatherization methods for homes, and determining the proper size of heaters needed before purchase and professional installation. The County shall develop an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves that were installed before the effective date of the applicable EPA regulation with newer cleaner-burning EPA-certified wood stoves.

Objective 6.7.5: Agricultural and Fuel Reduction Burning. Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.

Objective 6.7.6: Air Pollution-Sensitive Land Uses. Separate air pollution sensitive land uses from significant sources of air pollution.

Policy 6.7.6.1: Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.

Policy 6.7.6.2: New facilities in which sensitive receptors are located (e.g., residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.

Objective 6.7.7: Construction Related, Short-Term Emissions. Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.

Policy 6.7.7.1. The County shall consider air quality when planning the land uses and transportation systems to accommodate expected growth, and shall use the recommendations in the most recent version of the El Dorado County Air Quality Management (AQMD) *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act*, to analyze potential air quality impacts (e.g., short-term construction, long-term operations, toxic and odor-related emissions) and to require feasible mitigation requirements for such impacts. The County shall also consider any new information or technology that becomes available prior to periodic updates of the Guide. The County shall encourage actions (e.g., use of light-colored roofs and retention of trees) to help mitigate heat island effects on air quality.

Objective 6.7.8: The Effects of Air Pollution on Vegetation. Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.

Policy 6.7.8.1: The County shall monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation, including commercially valuable timber, threatened or endangered plant species, and other plant species. If and when such research conclusively determines, or if and when the weight of scientific opinion concludes, that air pollution is causing significant harm to vegetation within El Dorado County or similarly situated areas, the County,

through its periodic review of the General Plan pursuant to Policy 2.9.1.2, shall consider whether to add policies to the General Plan to try to mitigate such harm.

Implementation Measure HS-E: The County shall adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Policy 6.3.1.2.

Implementation Measure HS-F: Develop a program to track asbestos-related information as it pertains to El Dorado County. [Policy 6.3.1.3]

Policy TC-3d: Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality.

Policy TC-4i: Within Community Regions and rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.

Environmental Setting

Climate and Atmospheric Conditions

El Dorado County is divided into two separate air basins, the Mountain Counties Air Basin (MCAB) and the Lake Tahoe Air Basin (LTAB), each of which has different qualities that contribute to the environmental setting for the project.

Mountain Counties Air Basin

The MCAB is comprised of Plumas, Sierra, Nevada, Placer, El Dorado, Amador, Calaveras, Tuolumne, and Mariposa Counties.

The basin lies along the northern Sierra Nevada, close to or contiguous with the Nevada border, and covers an area of roughly 11,000 square miles. The western slope of El Dorado County, from Lake Tahoe on the east to the Sacramento County boundary on the west, lies within the MCAB. Elevations range from over 10,000 feet at the Sierra Nevada crest down to several hundred feet above sea level at the Sacramento County boundary. Throughout the county, the topography is highly variable. It includes rugged mountain peaks and valleys with extreme slopes and altitude differences in the Sierra Nevada, as well as rolling foothills to the west.

The general climate of the MCAB varies considerably with elevation and proximity to the Sierra Nevada ridge. The terrain features of the basin make it possible for various climates to exist in relatively close proximity. The pattern of mountains and hills causes a wide variation in rainfall, temperature, and localized winds throughout the basin. Temperature variations have an important influence on basin wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry.

The Sierra Nevada receives large amounts of precipitation from storms moving in from the Pacific in the winter, with lighter amounts from intermittent “Monsoonal” moisture flows from the south and cumulus buildup in the summer. Precipitation levels are high in the highest mountain elevations but decline rapidly toward the western portion of the basin. Winter temperatures in the mountains can be below freezing for weeks at a time, and substantial depths of snow can accumulate. In the western foothills, however, winter temperatures usually dip below freezing only at night, and precipitation is mixed as rain or light snow. In the summer, temperatures in the mountains are mild, with daytime peaks in the 70s to low 80s F, but the western end of the county can routinely exceed 100 F°.

The topography and meteorology of the MCAB combine such that local conditions predominate in determining the effect of emissions in the basin. Regional airflows are affected by the mountains and hills, which direct surface air flows, cause shallow vertical mixing, and create areas of high pollutant concentrations by hindering dispersion. Inversion layers (where warm air overlays cooler air) frequently form and trap pollutants close to the ground. In the winter, these conditions can lead to elevated carbon monoxide (CO) concentrations, known as "hot-spots" along heavily traveled roads and at busy intersections.

During summer's longer daylight hours, stagnant air, high temperatures, and plentiful sunshine provide the conditions and energy for the photochemical reaction between reactive organic compounds (ROG) and oxides of nitrogen (NO_X) (ozone precursors) that results in the formation of ozone (O_3). In the summer, the strong upwind valley air flowing into the basin from the Central Valley located to the west is an effective transport medium for ozone precursors and ozone generated in the Bay Area and the Sacramento and San Joaquin Valleys to flow into the MCAB. These transported pollutants predominate as the cause of ozone in the MCAB and are largely responsible for the exceedances of the ozone NAAQS and CAAQS in the MCAB. ARB has officially designated the MCAB as "ozone impacted" by transport from those areas (13 CCR sec. 70500).

Lake Tahoe Air Basin

The LTAB is comprised of the surface of Lake Tahoe (roughly 20 miles long by 10 miles wide) and land up to the surrounding rim of mountain ridges. The southern portion of the air basin is in El Dorado County and the northern portion is in Placer County. The lake is at 6,200 feet in elevation, and the ridges climb to over 10,000 feet. The mountain slopes surrounding the lake are quite precipitous and are broken by deep valleys carved by streams that drain into the lake.

In winter, the LTAB typically receives large amounts of precipitation from Pacific storms, which falls mainly as snow, with temperatures below freezing accompanied by winds, cloudiness, and lake and valley fog. Winter days can also bring cool, brilliantly clear days between storms. In the summer, the LTAB experiences sunny, mild days, with daytime peaks in the upper 70s and low 80s F and occasional thunderstorm from southern flows of moisture. The principal impact of these conditions on air quality is excess wintertime concentrations of CO in the more populated areas of the basin, primarily at South Lake Tahoe, from vehicles and residential wood stoves and fireplaces. Some summer transport of ozone from the west is also known to occur, but has not yet been officially recognized as a "transport route" for pollutant transport from one region to another by ARB.

Criteria Pollutants

The federal and state governments have established NAAQS and CAAQS, respectively, for six criteria pollutants: ozone, CO, lead (Pb), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and particulate matter, which consists of PM10 microns in diameter or less (PM10) and PM 2.5 microns in diameter or less (PM2.5). The following section discusses the criteria pollutants, as well as additional air pollutants of concern, toxic air contaminants, and asbestos.

Ozone and NO_2 are considered regional pollutants because they (or their precursors) affect air quality on a regional scale; NO_2 reacts photochemically with reactive organic gases (ROGs) to form ozone, and this reaction occurs at some distance downwind of the source of pollutants. Pollutants such as CO, SO_2, and Pb are considered to be local pollutants that tend to accumulate in the air locally. Particulate matter is considered to be a local as well as a regional pollutant.

The primary pollutants of concern in the study area are ozone (including nitrogen oxides), CO, and particulate matter. Principal characteristics surrounding these pollutants are discussed below. Toxic air contaminants (TACs) are also discussed, although no air quality standards exist for these pollutants.

Ozone

Ozone is a respiratory irritant that can cause severe ear, nose, and throat irritation and increases susceptibility to respiratory infections. It is also an oxidant that causes extensive damage to plants through leaf discoloration and cell damage. It can cause substantial damage to other materials as well, such as synthetic rubber and textiles.

Ozone is not emitted directly into the air but is formed by a photochemical reaction in the atmosphere. Ozone precursors—ROG and NO_X—react in the atmosphere in the presence of sunlight to form ozone. Because photochemical reaction rates depend on the intensity of ultraviolet light and air temperature, ozone is primarily a summer air pollution problem. The ozone precursors, ROG and NO_X, are mainly emitted by mobile sources and by stationary combustion equipment.

Hydrocarbons are organic gases that are made up of hydrogen and carbon atoms. There are several subsets of hydrocarbons, including ROGs and volatile organic compounds (VOCs). ROGs are defined by state rules and regulations; VOCs are defined by federal rules and regulations. For the purposes of this assessment, hydrocarbons are classified and referred to as ROGs. Both ROGs and VOCs are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels, or as a product of chemical processes. The major sources of hydrocarbons are combustion engine exhaust, oil refineries, and oil-fueled power plants; other common sources are petroleum fuels, solvents, dry-cleaning solutions, and paint (through evaporation).

The health effects of hydrocarbons result from the formation of ozone. High levels of hydrocarbons in the atmosphere can interfere with oxygen intake by reducing the amount of available oxygen though displacement. Carcinogenic forms of hydrocarbons are considered TACs. There are no separate health standards for ROGs, although some are also toxic; an example is benzene, which is both a ROG and a carcinogen.

Nitrogen Oxides

Nitrogen oxides are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. Nitrogen dioxide (NO_2) is a brownish, highly reactive gas that is present in all urban environments. The major human sources of NO_2 are combustion devices, such as boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines. Combustion devices emit primarily NO, which reacts through oxidation in the atmosphere to form NO_2 (U.S. Environmental Protection Agency 2013a). The combined emissions of NO and NO_2 are referred to as NO_X and reported as equivalent NO_2. Because NO_2 is formed and depleted by reactions associated with ozone, the NO_2 concentration in a particular geographical area may not be representative of local NO_X emission sources.

Inhalation is the most common route of exposure to NO_2. Because NO_2 has relatively low solubility in water, the principal site of toxicity is in the lower respiratory tract. The severity of the adverse health effects primarily depends on the concentration inhaled rather than the duration of exposure. An individual may experience a variety of acute symptoms, such as coughing, difficulty breathing, vomiting, headache, and eye irritation during or shortly after exposure. After a period of

approximately 4–12 hours, an exposed individual may experience chemical pneumonitis or pulmonary edema with breathing abnormalities, cough, cyanosis, chest pain, and rapid heartbeat. Severe symptomatic NO_2 intoxication after acute exposure has been linked to prolonged respiratory impairment, with such symptoms as chronic bronchitis and decreased lung function (U.S. Environmental Protection Agency 2012a).

Carbon Monoxide

CO has little effect on plants and materials, but it can have significant effects on human health. CO is a public health concern because it combines readily with hemoglobin and thus reduces the amount of oxygen transported in the bloodstream. Effects range from slight headaches to nausea to death.

Motor vehicles are the primary source of CO emissions in most areas. In El Dorado County, high CO levels are of greatest concern during the winter, when periods of light winds combine with the formation of ground-level temperature inversions from evening through early morning. These conditions trap pollutants near the ground, reducing the dispersion of vehicle emissions. Moreover, motor vehicles exhibit increased CO emission rates at low air temperatures. Dramatic reductions in CO levels across California have been witnessed during the past several decades, including a 50% decrease in statewide peak CO levels between 1980 and 2004. These reductions are primarily a result of ARB requirements for cleaner vehicles, equipment, and fuels (California Air Resources Board 2004:1).

Particulate Matter

Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter also forms when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. Particulate matter less than 10 microns in diameter, about $1/7^{th}$ the thickness of a human hair, is referred to as PM10. Particulate matter that is 2.5 microns or less in diameter, roughly $1/28^{th}$ the diameter of a human hair, is referred to as PM2.5. Major sources of PM10 include motor vehicles; wood burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. PM2.5 results from fuel combustion (from motor vehicles, power generation, and industrial facilities), residential fireplaces, and wood stoves. In addition, PM10 and PM2.5 can be formed in the atmosphere from gases such as SO_2, NO_X, and VOCs.

PM10 and PM2.5 pose a greater health risk than larger-size particles. When inhaled, these tiny particles can penetrate the human respiratory system's natural defenses and damage the respiratory tract. PM10 and PM2.5 can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. Very small particles of substances, such as lead, sulfates, and nitrates, can cause lung damage directly. These substances can be absorbed into the blood stream and cause damage elsewhere in the body; they can also transport absorbed gases such as chlorides or ammonium into the lungs and cause injury. Whereas particles 2.5 to 10 microns in diameter tend to collect in the upper portion of the respiratory system, particles 2.5 microns or less are so tiny that they can penetrate deeper into the lungs and damage lung tissues. Suspended particulates also damage and discolor surfaces on which they settle and contribute to haze and reduce regional visibility.

Toxic Air Contaminants

TACs are pollutants that may result in an increase in mortality or serious illness or that may pose a present or potential hazard to human health. Health effects of TACs include cancer, birth defects, neurological damage, damage to the body's natural defense system, and diseases that lead to death. In 1998, following a 10-year scientific assessment process, ARB identified particulate matter from diesel-fueled engines (DPM) as a TAC. Compared to other air toxics ARB has identified, DPM emissions are estimated to be responsible for about 70% of the total ambient air toxics risk (California Air Resources Board 2000:1).

Naturally Occurring Asbestos

Asbestos is the name given to a number of naturally occurring fibrous silicate minerals. It has been mined for applications requiring thermal insulation, chemical and thermal stability, and high tensile strength. In addition to finding asbestos in older buildings, it is also found in its natural state (NOA).

Exposing or disturbing rock and soil that contains NOA can result in the release of fibers to the air and, consequently, public exposure. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (or serpentinite) and often contains chrysotile asbestos. In addition, another form of asbestos, termolite, can be found associated with ultramafic rock, particularly near geologic faults. Bands of NOA, trending in a north-south direction, are found in western El Dorado County in the general vicinities of Georgetown and El Dorado Hills (California Department of Conservation 2000). Sources of asbestos emissions include unpaved roads or driveways surfaced with ultramafic rock, construction activities in ultramafic rock deposits, or rock quarrying facilities where ultramafic rock is present.

Exposure and disturbance of rock and soil that contain asbestos can result in the release of fibers to the air and consequent exposure to the public. Asbestos can result in a human health hazard when airborne. The inhalation of asbestos fibers into the lungs can result in a variety of adverse health effects, including inflammation of the lungs, respiratory ailments (e.g., asbestosis, which is scarring of lung tissue that results in constricted breathing), and cancer (e.g., lung cancer and mesothelioma, which is cancer of the linings of the lungs and abdomen).

Greenhouse Gases

The primary GHGs of concern are CO_2, CH_4, N_2O, HFCs, and SF_6. Each of these gases is discussed in detail below.

To simplify reporting and analysis, methods have been set forth to describe emissions of GHGs in terms of a single gas. The most commonly accepted method to compare GHG emissions is the global warming potential (GWP) methodology defined in the Intergovernmental Panel on Climate Change (IPCC) reference documents (Intergovernmental Panel on Climate Change 1996, 2001:241–280). The IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO_2e, which compares the gas in question to that of the same mass of CO_2 (CO_2 has a GWP of 1 by definition).

Table 3.3-2 lists the GWP of CO_2, CH_4, N_2O, HCFs, and SF_6; their lifetimes; and abundances in the atmosphere.

Table 3.3-2. Abundance, Lifetime, and Global Warming Potential of Primary Greenhouse Gases

Greenhouse Gases	Current Atmospheric Abundance	Lifetime (years)	Global Warming Potential (100 years)
CO_2 (ppm)	397	50–200	1
CH_4 (ppb)	1,874	12	25
N_2O (ppb)	324	114	298
HFC-23 (ppt)	18	270	14,800
HFC-134a (ppt)	68	14	1,430
HFC-152a (ppt)	3.9	1.4	124
SF_6 (ppt)[a]	7.5	3,200	22,800

Sources: Intergovernmental Panel on Climate Change 2007b; Carbon Dioxide Information Analysis Center 2013; National Oceanic and Atmospheric Administration 2013.
Notes:
ppm = parts per million.
ppb = parts per billion.
ppt = parts per trillion.

Carbon Dioxide

CO_2 is the most important anthropogenic GHG, accounting for more than 75% of all GHG emissions caused by humans. Its atmospheric lifetime of 50–200 years ensures that atmospheric concentrations of CO_2 will remain elevated for decades even after mitigation efforts to reduce GHG concentrations are promulgated (Intergovernmental Panel on Climate Change 2007a). The primary sources of anthropogenic CO_2 in the atmosphere include the burning of fossil fuels (including motor vehicles), gas flaring, cement production, and land use changes (e.g., deforestation, oxidation of elemental carbon). CO_2 can also be removed from the atmosphere by photosynthetic organisms.

Atmospheric CO_2 has increased from a pre-industrial concentration in the atmosphere of 280 parts per billion (ppb) to 397 parts per million (ppm) as of December 2013 (Intergovernmental Panel on Climate Change 2007b; Carbon Dioxide Information Analysis Center 2012).

Methane

CH_4, the main component of natural gas, is the second most abundant GHG (Intergovernmental Panel on Climate Change 1996). Sources of anthropogenic emissions of CH_4 include growing rice, raising cattle, using natural gas, landfill outgassing, and mining coal (National Oceanic and Atmospheric Administration 2011). Certain land uses also function as a both a source of CH_4 and sink (i.e., they remove CH_4 from the atmosphere). For example, the primary terrestrial source of CH_4 is wetlands; however, when undisturbed, aerobic soil acts as a CH_4 sink.

Atmospheric CH_4 has increased from a pre-industrial concentration of 715 ppb to 1,774 ppb in 2005 (Intergovernmental Panel on Climate Change 2007b) and is at 1,874 ppb as of December 2013 (National Oceanic and Atmospheric Administration 2013).

Nitrous Oxide

N_2O is a powerful GHG, with a GWP of 310 (Intergovernmental Panel on Climate Change 1996). Anthropogenic sources of N_2O include agricultural processes (e.g., fertilizer application), nylon

production, fuel-fired power plants, nitric acid production, and vehicle emissions. N_2O also is used in rocket engines, racecars, and as an aerosol spray propellant. Natural processes, such as nitrification and denitrification, can also produce N_2O, which can be released to the atmosphere by diffusion. In the United States (U.S.) more than 70% of N_2O emissions are related to agricultural soil management practices, particularly fertilizer application.

N_2O concentrations in the atmosphere have increased 18% from pre-industrial levels of 270 ppb to 323 ppb (Intergovernmental Panel on Climate Change 2007b; Carbon Dioxide Information Analysis Center 2012).

Hydrofluorocarbons

HFCs are anthropogenic chemicals used in commercial, industrial, and consumer products and have high GWPs (U.S. Environmental Protection Agency 2013b). HFCs are generally used as substitutes for ozone-depleting substances (ODS) in automobile air conditioners and refrigerants. As seen in Table 3.3-2, the most abundant HFCs, in descending order, are HFC-134a, HFC-23, and HFC-152a.

As of December 2013, HCF concentrations in the atmosphere have risen from 0 to over 64 (HFC-134a) since pre-industrial times (Intergovernmental Panel on Climate Change 2007b; Carbon Dioxide Information Analysis Center 2012).

Sulfur Hexafluoride

SF_6, a human-made chemical, is used as an electrical insulating fluid for power distribution equipment, in the magnesium industry, in semiconductor manufacturing, and also as a tracer chemical for the study of oceanic and atmospheric processes (U.S. Environmental Protection Agency 2013b). Atmospheric concentrations of SF_6 are currently 7.4 ppt and steadily increasing in the atmosphere. SF_6 is the most powerful of all GHGs listed in IPCC studies, with a GWP of 23,900 (Intergovernmental Panel on Climate Change 1996).

As of December 2013, SF_6 concentrations in the atmosphere have risen from 0 to over 7.5 ppt since pre-industrial times.

Existing Air Quality Conditions

The existing air quality conditions in El Dorado County can be characterized by monitoring data collected in the region. Three stations monitor ozone and one station monitors PM10. There are no monitoring stations in the county that collect data on CO, PM2.5 or NO_2. Table 3.3-3 summarizes ozone and PM10 levels from monitoring stations in the county for the last 3 years for which complete data are available (2010–2012). Air quality concentrations are expressed in terms of ppm or micrograms per cubic meter ($\mu g/m^3$). As shown in Table 3.3-3, the monitoring stations have experienced frequent violations of the ozone NAAQS and CAAQS.

Table 3.3-3. Recent Criteria Air Pollutant Levels for El Dorado County

Pollutant Standards	2010	2011	2012
Ozone (O_3)			
Maximum 1-hour concentration (ppm)			
Cool-Highway 193	0.110	0.108	0.117
Echo Summit	0.083	0.108	0.084
Placerville-Gold Nugget Way	0.112	0.103	0.108
Maximum 8-hour concentration (ppm)			
Cool-Highway 193	0.093	0.094	0.095
Echo Summit	0.070	0.071	0.076
Placerville-Gold Nugget Way	0.102	0.086	0.096
Number of days standard exceeded[b]			
CAAQS 1-hour (>0.09 ppm)			
Cool-Highway 193	5	12	5
Echo Summit	0	1	0
Placerville-Gold Nugget Way	3	2	6
CAAQS 8-hour (>0.070 ppm)			
Cool-Highway 193	18	41	16
Echo Summit	3	1	11
Placerville-Gold Nugget Way	*19*	*16*	*50*
NAAQS 8-hour (>0.075 ppm)			
Cool-Highway 193	*6*	*24*	*8*
Echo Summit	*0*	*0*	*1*
Placerville-Gold Nugget Way	*8*	*5*	*20*
Particulate Matter (PM10)[c]			
National[d] maximum 24-hour concentration (μg/m^3)			
South Lake Tahoe-Sandy Way	*	*	*
National[d] second-highest 24-hour concentration (μg/m^3)			
South Lake Tahoe-Sandy Way	*	*	*
State[e] maximum 24-hour concentration (μg/m^3)			
South Lake Tahoe-Sandy Way	*71.4*	*55.8*	*84.1*
State[e] second-highest 24-hour concentration (μg/m^3)			
South Lake Tahoe-Sandy Way	*54.2*	*53.7*	*70.1*
National annual average concentration (μg/m^3)			
South Lake Tahoe-Sandy Way	*	*	*
State annual average concentration (μg/m^3)[f]			
South Lake Tahoe-Sandy Way	*	*	*
Number of days standard exceeded[b]			
NAAQS 24-hour (>150 μg/m^3)[f]			
South Lake Tahoe-Sandy Way	*	*	*
CAAQS 24-hour (>50 μg/m^3)[f]			

Pollutant Standards	2010	2011	2012
South Lake Tahoe-Sandy Way	*2*	*3*	*4*

Source: California Air Resources Board 2013b

Notes:

ppm = parts per million

NAAQS = National Ambient Air Quality Standards

CAAQS = California Ambient Air Quality Standards

$\mu g/m^3$ = micrograms per cubic meter

mg/m^3 = milligrams per cubic meter

\- = data not available

[a] An exceedance of a standard is not necessarily a violation, as each pollutant has specific criteria on which a violation of the state and federal standards would occur.

[b] National statistics are based on standard conditions data. In addition, national statistics are based on samplers using federal reference or equivalent methods.

[c] State statistics are based on local conditions data, except in the South Coast Air Basin, for which statistics are based on standard conditions data. In addition, state statistics are based on California approved samplers.

[d] Measurements usually are collected every 6 days.

[e] State criteria for ensuring that data are sufficiently complete for calculating valid annual averages are more stringent than the national criteria.

[f] Mathematical estimate of how many days concentrations would have been measured as higher than the level of the standard had each day been monitored. Values have been rounded.

* Insufficient data.

Attainment Status and Air Quality Planning

If monitored pollutant concentrations meet state or federal standards over a designated period of time, the area is classified as being in attainment for that pollutant. If monitored pollutant concentrations violate the standards, the area is considered a nonattainment area for that pollutant. If an area was previously designated as nonattainment, but was re-designated as attainment, the area is designated as a maintenance area but must submit a maintenance plan to EPA to ensure the attainment of the NAAQS for any pollutant is maintained. The plan must demonstrate continued attainment of the applicable NAAQS for at least 10 years after the approval of a re-designation to attainment. If data are insufficient to determine whether a pollutant is violating the standard, the area is designated attainment/unclassified.

Environmental Protection Agency Status

EPA has classified the non-Lake Tahoe portion of El Dorado County (the MCAB) as a severe nonattainment area for the 8-hour ozone standard, and the Lake Tahoe region as an attainment area for the 8-hour ozone standard. For the CO 1-hour and 8-hour standards, EPA has classified El Dorado County as a partial attainment area and a partial maintenance area. The Lake Tahoe region and a small portion of the western end of the county near El Dorado Hills are classified as maintenance areas, while the rest of the county is classified as an attainment area for the CO standard. For the PM10 24-hour standard, EPA has classified the entire county as an attainment area. For PM2.5, EPA has classified the western region of the county near the greater Sacramento region as a nonattainment area, and the rest of the county as an attainment area.

California Air Resources Board Status

For the 1-hour ozone standard, ARB has classified the central portion of the county as a nonattainment area, the western portion of the county near the greater Sacramento region as a serious nonattainment area, and the Lake Tahoe region as an attainment area. For the 8-hour ozone standard, ARB has classified the non-Lake Tahoe region as a nonattainment area and the Lake Tahoe region as a nonattainment-transitional area. For the CO 1-hour and 8-hour standards, ARB has classified the non-Lake Tahoe region as an unclassified/attainment area and the Lake Tahoe region as an attainment area. For the PM10 standard, ARB has classified the entire county as a nonattainment area. For the PM2.5 standard, ARB has classified the non-Lake Tahoe region as an unclassified/attainment area and the Lake Tahoe region as an attainment area. El Dorado County's attainment status for each of these pollutants relative to the NAAQS and CAAQS is summarized in Table 3.3-4.

Table 3.3-4. Federal and State Criteria Pollutant Attainment Status for El Dorado County

Criteria Pollutant	Non-Lake Tahoe Region		Lake Tahoe Region	
	Federal Designation	State Designation	Federal Designation	State Designation
O_3 (1-hour)	--[a]	Partial Nonattainment Partial Serious Nonattainment [b]	--[a]	Attainment
O_3 (8-hour)	Severe-15 Nonattainment	Nonattainment	Attainment	Nonattainment-Transitional
CO	Partial Maintenance [c]	Unclassified/Attainment	Maintenance	Attainment
PM10	Attainment	Nonattainment	Attainment	Nonattainment
PM2.5	Partial Nonattainment [d]	Unclassified/Attainment	Attainment	Attainment
NO_2	Attainment	Attainment	Attainment	Attainment
SO_2	Attainment	Attainment	Attainment	Attainment
Lead	Attainment	Attainment	Attainment	Attainment
Sulfates	(No Federal Standard)	Attainment	(No Federal Standard)	Attainment
Hydrogen Sulfide	(No Federal Standard)	Unclassified/Attainment	(No Federal Standard)	Unclassified/ Attainment
Visibility	(No Federal Standard)	Unclassified/Attainment	(No Federal Standard)	Unclassified/ Attainment

Notes for Table 3.3-4.

Source: California Air Resources Board 2014.
Notes:
CO = carbon monoxide
PM10 = particulate matter less than or equal to 10 microns
PM2.5 = particulate matter less than or equal to 2.5 microns
NO_2 = nitrogen dioxide
SO_2 = sulfur dioxide

[a] The federal 1-hour standard of 12 parts per hundred million (pphm) was in effect from 1979 through June 15, 2005. The revoked standard is referenced here because it was employed for such a long period and because this benchmark is addressed in the state implementation plans.

[b] The county's state 1-hour ozone attainment is divided into three regions. The western portion of the county that is located in the greater Sacramento region is a serious nonattainment area, the central portion of the county is a nonattainment area, and the South Shore Lake Tahoe area is an attainment area.

[c] The area around El Dorado Hills is a maintenance area for the CO designation. The rest of the county is an attainment area.

[d] The Western portion of the county that is located in the greater Sacramento region is a nonattainment area for the federal PM2.5 designation. This includes the cities of Placerville, El Dorado Hills, and Cameron Park. The rest of the county is an attainment area.

Existing Air Quality Inventory

The county is home to many industries, processes, and actions that generate emissions of criteria pollutants. ARB compiles an emissions inventory for all sources of emissions within El Dorado County. This inventory is used by the EDCAQMD and ARB for regional air quality planning purposes and is the basis for the region's air quality plans, and includes such sources as stationary sources (e.g., landfills, food processing, mineral processes); area-wide sources (e.g., farming operations, construction/demolition activities, residential fuel combustion); and mobile sources (e.g., automobiles, aircraft, off-road equipment). Current emissions of criteria pollutants for 2008 are summarized in Table 3.3-5.

Table 3.3-5. El Dorado County Existing Emissions Inventory

Source Type	Subcategory	Annual Emissions (tons per day)						
		TOG	ROG	CO	NO_X	SO_X	PM10	PM2.5
Stationary Sources								
Fuel Combustion								
Stationary	Manufacturing and Industrial	0.04	0.02	0.28	0.12	0.02	0.15	0.15
Stationary	Food and Agricultural Processing	0.00	0.00	0.01	0.02	0.00	0.00	0.00
Stationary	Service and Commercial	0.01	0.00	0.02	0.08	0.00	0.01	0.01
Stationary	Other (Fuel Combustion)	0.01	0.01	0.02	0.07	0.00	0.00	0.00
Total fuel combustion		0.06	0.03	0.33	0.29	0.02	0.16	0.16
Waste Disposal								
Stationary	Landfills	2.80	0.02	0.00	0.01	0.00	0.00	0.00
Stationary	Other (Waste Disposal)	0.20	0.02	0.00	0.00	0.00	0.00	0.00
Total waste disposal		3.00	0.04	0.00	0.01	0.00	0.00	0.00

Source Type	Subcategory	Annual Emissions (tons per day)						
		TOG	ROG	CO	NO_X	SO_X	PM10	PM2.5
Cleaning and Surface Coatings								
Stationary	Laundering	0.01	0.01	0.00	0.00	0.00	0.00	0.00
Stationary	Degreasing	0.13	0.11	0.00	0.00	0.00	0.00	0.00
Stationary	Coatings and Related Process Solvents	0.29	0.28	0.00	0.00	0.00	0.00	0.00
Stationary	Printing	0.04	0.04	0.00	0.00	0.00	0.00	0.00
Stationary	Adhesives and Sealants	0.07	0.06	0.00	0.00	0.00	0.00	0.00
Total cleaning and surface coatings		0.54	0.50	0.00	0.00	0.00	0.00	0.00
Petroleum Production and Marketing								
Stationary	Petroleum Marketing	6.15	0.32	0.00	0.00	0.00	0.00	0.00
Total petroleum production and marketing		6.15	0.32	0.00	0.00	0.00	0.00	0.00
Industrial Processes								
Stationary	Chemical	0.01	0.01	0.00	0.00	0.00	0.06	0.04
Stationary	Food and Agriculture	0.02	0.02	0.00	0.00	0.00	0.00	0.00
Stationary	Mineral Processes	0.00	0.00	0.05	0.01	0.00	0.29	0.16
Stationary	Wood and Paper	0.00	0.00	0.00	0.00	0.00	0.16	0.11
Total industrial processes		0.03	0.03	0.05	0.01	0.00	0.51	0.31
Total stationary sources		9.78	0.92	0.38	0.31	0.02	0.67	0.47
Areawide Sources								
Solvent Evaporation								
Areawide	Consumer Products	1.38	1.18	0.00	0.00	0.00	0.00	0.00
Areawide	Architectural Coatings and Related Process Solvents	0.66	0.64	0.00	0.00	0.00	0.00	0.00
Areawide	Pesticides/Fertilizers	0.02	0.02	0.00	0.00	0.00	0.00	0.00
Areawide	Asphalt Paving/Roofing	0.50	0.50	0.00	0.00	0.00	0.00	0.00
Total solvent evaporation		2.56	2.34	0.00	0.00	0.00	0.00	0.00
Miscellaneous Processes								
Areawide	Residential Fuel Combustion	5.92	2.60	36.39	0.74	0.17	5.98	5.60
Areawide	Farming Operations	2.22	0.18	0.00	0.00	0.00	0.05	0.02
Areawide	Construction and Demolition	0.00	0.00	0.00	0.00	0.00	2.31	1.13
Areawide	Paved Road Dust	0.00	0.00	0.00	0.00	0.00	10.38	4.75
Areawide	Unpaved Road Dust	0.00	0.00	0.00	0.00	0.00	14.87	8.84
Areawide	Fugitive Windblown Dust	0.00	0.00	0.00	0.00	0.00	0.21	0.12
Areawide	Fires	0.00	0.00	0.03	0.00	0.00	0.00	0.00
Areawide	Managed Burning and Disposal	0.23	0.13	4.20	0.00	0.00	0.26	0.25
Areawide	Cooking	0.02	0.02	0.00	0.00	0.00	0.12	0.08
Total miscellaneous processes		8.39	2.93	40.62	0.74	0.17	34.18	20.79
Total areawide sources		10.95	5.27	40.62	0.74	0.17	34.18	20.79
Mobile Sources								
On-Road Motor Vehicles								
Mobile	Light Duty Passenger	1.15	1.08	8.54	0.70	0.01	0.06	0.06

Source Type	Subcategory	Annual Emissions (tons per day)						
		TOG	ROG	CO	NO_X	SO_X	PM10	PM2.5
Mobile	Light Duty Trucks - 1	1.07	1.00	8.92	0.77	0.00	0.04	0.04
Mobile	Light Duty Trucks - 2	0.77	0.71	6.73	0.81	0.01	0.05	0.05
Mobile	Medium Duty Trucks	0.39	0.36	3.81	0.47	0.00	0.02	0.02
Mobile	Light Heavy Duty Gas Trucks-1	0.18	0.17	1.22	0.19	0.00	0.00	0.00
Mobile	Light Heavy Duty Gas Trucks-2	0.09	0.08	0.58	0.06	0.00	0.00	0.00
Mobile	Medium Heavy Duty Gas Trucks	0.12	0.11	0.82	0.06	0.00	0.00	0.00
Mobile	Heavy Heavy Duty Gas Trucks	0.05	0.04	0.60	0.06	0.00	0.00	0.00
Mobile	Light Heavy Duty Diesel Trucks-1	0.01	0.01	0.06	0.29	0.00	0.00	0.00
Mobile	Light Heavy Duty Diesel Trucks-2	0.01	0.01	0.04	0.20	0.00	0.00	0.00
Mobile	Medium Heavy Duty Diesel Trucks	0.01	0.01	0.07	0.40	0.00	0.01	0.01
Mobile	Heavy Heavy Duty Diesel Trucks	0.04	0.03	0.13	0.46	0.00	0.02	0.02
Mobile	Motorcycles	0.42	0.40	2.99	0.10	0.00	0.00	0.00
Mobile	Heavy Duty Diesel Urban Buses	0.00	0.00	0.01	0.04	0.00	0.00	0.00
Mobile	Heavy Duty Gas Urban Buses	0.01	0.01	0.04	0.00	0.00	0.00	0.00
Mobile	School Buses	0.01	0.01	0.09	0.08	0.00	0.00	0.00
Mobile	Other Buses	0.01	0.01	0.13	0.04	0.00	0.00	0.00
Mobile	Motor Homes	0.02	0.02	0.62	0.09	0.00	0.00	0.00
Total on-road motor vehicles		4.36	4.06	35.40	4.82	0.02	0.20	0.20
Other Mobile Sources								
Mobile	Aircraft	0.31	0.28	3.12	0.20	0.03	0.09	0.09
Mobile	Commercial Harbor Craft	0.02	0.02	0.08	0.27	0.00	0.01	0.01
Mobile	Recreational Boats	2.18	2.06	16.24	0.81	0.00	0.12	0.11
Mobile	Off-Road Recreational Vehicles	2.89	2.70	6.27	0.06	0.03	0.04	0.03
Mobile	Off-Road Equipment	1.00	0.90	6.82	1.99	0.00	0.14	0.13
Mobile	Farm Equipment	0.11	0.09	0.53	0.47	0.00	0.03	0.03
Mobile	Fuel Storage and Handling	0.12	0.12	0.00	0.00	0.00	0.00	0.00
Total other mobile sources		6.63	6.17	33.06	3.80	0.06	0.43	0.40
Total mobile sources		10.99	10.23	68.46	8.62	0.08	0.63	0.60
Total All Sources		31.72	16.42	109.46	9.67	0.27	35.48	21.86

Notes:
TOG = Total organic gases
ROG = Reactive organic gases
CO = Carbon monoxide
NO_X = Oxides of Nitrogen
SO_X = Oxides of Sulfur
PM = Total particulate matter
PM10 = Particulate matter 2.5 microns or less in diameter
PM2.5= Particulate matter 2.5 microns or less in diameter
Source: California Air Resources Board 2009

Sensitive Receptors

The EDCAQMD generally defines a sensitive receptor as people, or facilities that generally house people (schools, hospitals, clinics, elderly housing, residences, etc.), that may experience adverse effects from unhealthful concentrations of air pollutants. Sensitive receptors that could be affected by air pollutant emissions are located throughout the county and are concentrated in urbanized and populated areas.

3.3.2 Environmental Impacts

Impact Mechanisms

The impact mechanisms for air quality and GHGs are generally the same as for agricultural and forestry resources, biological resources, and land use and planning. These include the TGPA policies related to increased density in mixed use developments, and specific uses that may be authorized under the ZOU by discretionary permit.

The Camino/Pollock Pines Community Region boundary split does not change any land uses, other than to reduce overall development potential by effectively lowering the maximum residential density for mixed use development, so it will not have any impact on air quality or GHG emissions. Similarly, the TGPA changes to the Agricultural District boundaries will not result in land use changes that would have the potential to affect air quality or GHG emissions.

The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The rezonings would not change the development potential associated with implementation of the General Plan and Zoning Ordinance.

Methods of Analysis

Because there are no development projects proposed as part of the project, the impacts on air quality and GHG emissions are examined at a general level in this DEIR.

Long-term air quality impacts from motor vehicles operating within the project area were evaluated using traffic data provided by the project traffic engineers, Kimley-Horn and Associates, and ARB's CT-EMFAC emissions model (version 5.0).

CO concentrations within the project area were evaluated following the Caltrans CO protocol (Garza et al. 1997) to evaluate whether the project would cause or contribute to localized violations of the state or federal ambient standards in the project vicinity. CO concentrations at potential sensitive receptors near congested roadways were estimated using CALINE4 dispersion modeling.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Conflict with or obstruct implementation of the applicable air quality plan.

- Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.
- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The 2004 General Plan EIR applied essentially the same set of impact criteria in its analysis and considered the following five impacts.

- Construction emissions of ROG, NO_X, and PM10.
- Long-term operational (regional) emissions of ROG, NO_X, and PM10.
- Toxic air emissions.
- Local mobile-source emissions of CO.
- Odorous emissions.

The DEIR will apply a combination of these impact criteria to the project. The project is limited in its scope because it is amending targeted General Plan policies and revising the zoning ordinance. It is not, for the most part, changing the pattern of land use established under the General Plan. This warrants a slightly different approach from that taken in the 2004 General Plan EIR. The DEIR will consider the following impacts.

- Generate construction-related emissions in excess of EDCAQMD thresholds.
- Generate on-road mobile source criteria pollutant emissions in excess of EDCAQMD thresholds.
- Temporarily generate naturally occurring asbestos during grading and construction activities.
- Expose sensitive receptors to substantial concentrations of carbon monoxide.
- Expose sensitive receptors to substantial pollutant concentrations.
- Expose sensitive receptors to substantial odors.
- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

EDCAQMD Construction Thresholds of Significance

According to the State CEQA Guidelines, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make significance determinations for potential impacts on environmental resources. As discussed above, the EDCAQMD is responsible for ensuring that state and federal ambient air quality standards are not violated within the MCAB or the LTAB. The EDCAQMD has developed its own thresholds, which can

be grouped into two categories: construction or operational (El Dorado County Air Quality Management District 2002).

For construction, the EDCAQMD has established the following thresholds.

- Construction dust.
- Criteria pollutant emissions (ROG, NO_X, CO, and PM10).
- Diesel exhaust TAC emissions.

Note that the project does not propose any site-specific development and, therefore, does not directly involve any construction or operations. The characteristics of the construction and operations of future development pursuant to the project cannot be known at this time and would be purely speculative.

Construction Dust Threshold

Construction-related emissions are generally short term in duration but may still cause adverse air quality impacts. PM10 is the pollutant of greatest concern with respect to construction activities. PM10 emissions can result from a variety of construction activities, including excavation and grading, vehicle travel on paved and unpaved surfaces, and vehicle equipment and exhaust.

Because PM2.5 air quality standards are relatively recent, the EDCAQMD's *Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act* (El Dorado County Air Quality Management District 2002) focuses on PM10 rather than PM2.5. However, the use of the PM10 standard as a surrogate for the assessment of PM2.5 impacts is considered appropriate as PM2.5 is a substituent of PM10. According to the EDCAQMD's Guide, mass emissions of fugitive dust PM10 need not be quantified and may be assumed to be not significant if the project includes mitigation measures that will prevent visible dust beyond the property lines. This is because mitigation measures that control fugitive dust emissions can reduce fugitive dust emissions by approximately 50–75%. However, without mitigation, uncontrolled construction dust would be considered a significant impact.

Construction-Related Criteria Pollutant Emissions Thresholds

The EDCAQMD's threshold for construction-related emissions of ROG and NO_X is 82 pounds per day. However, this is a combined threshold, where the total ozone threshold is 164 pounds per day. With the combined threshold, emissions of one pollutant may be in excess of 82 pounds per day; however, as long as the combined total is below 164 lbs. per day, the impact is considered less than significant. For example, a project with NO_X emissions of 100 pounds per day and ROG emissions of 20 pounds per day would be considered less than significant because the combined total would be 120 pounds per day, which is below the combined threshold of 164 pounds per day.

The EDCAQMD has established screening criteria based on average daily fuel use per quarter of construction activity to help determine if construction related emissions would remain below the EDCAQMD's combined construction threshold of 164 pounds per day. According to the EDCAQMD, construction-related emissions of ROG and NO_X are considered less than significant for projects in which the average daily fuel use is kept below the levels indicated in Table 3.3-6.

Table 3.3-6. EDCAQMD Construction Equipment Fuel Use Screening Levels

Equipment Age Distribution	Average Daily Fuel Use (Gallons diesel fuel per day)
All equipment 1995 model year or earlier	337
All equipment 1996 model year or later	402

Assumption: 12.5 g/hp-hr ROG+ NO_X for 1995 and earlier equipment (from EPA Nonroad Model); 10.5 g/hp=hr ROG+NO_X for 1996 and later equipment (Based on EPA and CARB Tier 1 standards).
Notes: Determination of fuel use should be documented bases on the equipment manufacturer's data. Use linear interpolation between 337 and 402 gal. Per day in proportion to distribution of equipment into the two age categories; e.g., 50/50 age distribution yields allowable fuel use of (337+((402-337)/2) or 370 gal. per day.
Source: El Dorado County Air Quality Management District 2002.

The fuel use values indicated in Table 3.3-6 may be increased based on reasonably documented reduction in ROG or NO_X emissions attributed to mitigation measures such as the use of emulsified fuel, alternative fuels, etc. For example, if an emulsified fuel has been certified by ARB (or other testing acceptable to the EDCAQMD) to reduce NO_X by 15%, then the values in Table 3.3-6 would be raised to 396 gallons per day (337/(1–0.15)) for 1995 and earlier equipment and 472 gallons per day (402/(1–0.15)) for 1996 and later equipment. Further, the EDCAQMD has established that exhaust emissions of CO and PM10 are considered less than significant if diesel fuel use is kept below the levels indicated in Table 3.3-6 (El Dorado County Air Quality Management District 2002).

Construction-Related Diesel Exhaust Toxic Air Contaminant Emissions

The EDCAQMD has determined that health risks associated with exposure to construction-related diesel particulate matter are considered less than significant if diesel fuel consumption for the duration of construction activities is kept below the levels indicated in Table 3.3-7.

Table 3.3-7. EDCAQMD Fuel Use Screening Criteria for Acceptable Diesel Particulate Matter Health Risk

PM Control Technology	Maximum Gallons of Diesel Fuel Consumption During Construction Phase
T-BACT applied	37,000
T-BACT not applied	3,700

Notes: For the purpose of this screening test, T-BACT is defined as the use of 1996 and later model year engines in all Diesel construction equipment, OR the use of low sulfur Diesel fuel with less than 15 ppm sulfur by weight in all Diesel engines. Determination of fuel use should be documented bases on the equipment manufacturer's data. Maximum gallons of fuel may be interpolated between 37,000 and 3,700 gallons based on the fraction of T-BACT and non T-BACT engines
Source: El Dorado County Air Quality Management District 2002

EDCAQMD Specific Operational Thresholds of Significance

The EDCAQMD has established the following operational significance thresholds.

- Ozone precursor thresholds (ROG and NO_X).
- Other criteria pollutant thresholds (CO and PM10).
- Operational toxic air contaminant (TAC) thresholds.

Operational Ozone Precursor Thresholds (ROG and NO_X)

The EDCAQMD has established operational significance thresholds of 82 pounds per day for ROG and NO_X. Emissions below these levels are considered less than significant. In addition, the EDCAQMD has established screening criteria for the assessment of development projects (Table 3.3-8). Screening based on project size or activity may be used to determine whether the project would exceed the threshold of significance for total emissions from project operation. Table 3.3-8 provides project size or activity cut-points for various types of land uses that the EDCAQMD has determined, based on conservative assumptions, would result in emissions above the EDCAQMD's 82 pounds per day threshold for ROG and NO_X.

Table 3.3-8. EDCAQMD Screening Criteria Projects with Potentially Significant ROG and NO_X Operation Emissions

Development Type	Project Size Likely to Generate 82 lbs/day or more of ROG or NO_X[1]
Single Family Housing	230 Dwelling Units
(with fireplaces/wood stoves)	(48 Dwelling Units)
Apartments, low-rise	350 Dwelling Units
(with fireplaces/wood stoves)	(47 Dwelling Units)
General Office	260,000 Square Feet
Medical Office Building	110,000 Square Feet
Warehousing	825,000 Square Feet
Manufacturing[2]	620,000 Square Feet
Industrial Park[2]	350,000 Square Feet
Hospital	125,000 Square Feet
Bank/Financial Institution (with drive-thru)	30,000 Square Feet
Quality Restaurant	55,000 Square Feet
Fast Food Restaurant (with drive-thru)	8,000 Square Feet
Office Park	210,000 Square Feet
Convenience Market (24 Hr.)	8,500 Square Feet
Convenience Market (24 Hr.) w/ gasoline pumps	7,600 Square Feet
Supermarket	45,000 Square Feet
Shopping Center	62,000 Square Feet
Motel	480 Rooms
Hotel	490 Rooms
Elementary School	2,100 Students
High School	2,300 Students

[1] Based on URBEMIS7G for Windows, Version 5.1.0; Mountain Counties Air Basin; rural location; Target year 2002; maximum daily emissions for winter conditions (40°F average temperature) or summer conditions (85°F average temperature), whichever is greater

[2] Based on emissions from indirect sources (motor vehicles) only. Emissions associated with manufacturing or industrial processes, if any, must also be accounted for.

Source: El Dorado County Air Quality Management District 2002

Operational Criteria Pollutant Thresholds (CO and PM10)

For the other criteria pollutants of importance, CO and PM10, significance is based on whether a project would cause or contribute to violations of the California or federal ambient air quality standards. However, if a project meets the screening criteria indicated in Table 3.3-8, then the project's emissions of CO and PM10 are considered to be less than significant. Projects that generate trips of heavy-duty diesel trucks in excess of the proportion generally found to occur on public roadways could potentially generate significant levels of PM10 emissions (El Dorado County Air Quality Management District 2002).

EDCAQMD Greenhouse Gas Thresholds

EDCAQMD's *Guide to Air Quality Assessment* does not currently contain any guidance for the analysis of climate change impacts (El Dorado County Air Quality Management District 2002).However, EDCAQMD is part of an effort to develop regional GHG thresholds with members of Sacramento Metropolitan AQMD, Placer County Air Pollution Control District, Yolo-Solano AQMD, and Feather River AQMD.

In the interim, consultation with district staff indicates that use of San Luis Obispo Air Pollution Control District's (SLOAPCD) GHG thresholds, as identified in Table 3.3-9, are appropriate to evaluate impacts related to climate change (Baughman pers. comm.).

Table 3.3-9. SLOAPCD GHG Thresholds used by EDCAQMD to Evaluate Climate Change Impacts

GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,150 $MTCO_2e$/yr OR 4.9 MT CO_2e/SP/yr
Stationary Sources	10,000 $MTCO_2e$/yr
Source: Baughman pers. comm.	

Impacts and Mitigation Measures

Impact AQ-1: Generate construction-related emissions in excess of EDCAQMD thresholds (significant and unavoidable)

It is currently unknown what level of construction activities would occur with implementation of the project. Consequently, emissions from construction activities associated with buildout of the project cannot be quantified and are evaluated qualitatively for purposes of this analysis.

2004 General Plan EIR Conclusions

The 2004 General Plan EIR states that development under the General Plan would result in significant and unavoidable construction-related emissions. Construction associated with the General Plan would result in the temporary generation of ozone precursor (ROG, NO_X), CO, and particulate matter exhaust emissions that would result in short-term impacts on ambient air quality in the county. Emissions would originate from mobile and stationary construction equipment exhaust, employee vehicle exhaust, dust from clearing the land, exposed soil eroded by wind, and ROG from architectural coatings and asphalt paving. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content.

The 2004 General Plan EIR included the mitigation measures identified below in Table 3.3-10, which are implemented by the General Plan Revised policies listed in the table. The text of the General Plan policy is found in the regulatory setting discussion under Section 3.3.1, *Existing Conditions*, above.

Table 3.3-10. 2004 General Plan EIR Mitigation Measures and General Plan Policies

2004 General Plan EIR Mitigation Measure	Related Adopted General Plan Policy
5.11-1: Use Updated Recommendations to Analyze and Mitigate Potential Air Quality Impacts	6.7.7.1

Project Impacts

As previously indicated, it is currently unknown what level of construction activities would occur with implementation of the project, and quantification of emissions from construction activities is not possible at this time. However, should construction activities exceed the EDCAQMD's thresholds for ROG and NO_X of 82 pounds per day or should fuel use exceed those values found in Table 3.3-6, a significant construction-related impact would occur.

When a County grading permit is required, a fugitive dust plan must be prepared and submitted to the EDCAQMD prior to the commencement of grading activities, pursuant to the EDCAQMD's Rule 223-1. This would help reduce construction-related fugitive dust emissions from future development activity.

Implementation of Mitigation Measure AQ-1 would help to reduce construction-related exhaust emissions and further reduce construction impacts. However, construction emissions could remain in excess of EDCAQMD thresholds if the project undertaken under the ZOU is large (e.g., Ski Area; Industrial, General). Although large projects are generally made subject to a CUP in the ZOU, and CEQA review would be required, that process does not guarantee that a large project would not result in significant and unavoidable impacts. Taking a conservative view, this impact is considered significant and unavoidable.

Mitigation Measure AQ-1: Implement measures to reduce construction-related exhaust emissions

The following additional zoning code change shall be included in the ZOU as Section 17.30.090.

17.30.090. Construction Related Exhaust

For development requiring a discretionary permit, the following measures shall be implemented to reduce construction-related exhaust emissions. The project shall implement one or more of the following measures:

A. Require the prime contractor to provide an approved plan demonstrating that heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve, at a minimum, a fleet-averaged 20% NO_X reduction compared to the most recent CARB fleet average. Successful implementation of this measure requires the prime contractor to submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. Usually the inventory includes the horsepower rating, engine production year and

hours of use or fuel throughput for each piece of equipment. In addition, the inventory list is updated and submitted monthly throughout the duration of when the construction activity occurs.

B. Stipulate that the prime contractor ensure emissions from all off-road diesel powered equipment used on the project site do not exceed the requirements of EDCAQMD Rule 202. As an enforcement component of the measure, the prime contractor is required to agree to a visual survey of all in-operation equipment conducted on a periodic basis. In addition, a summary of the visual results is submitted throughout the duration of the construction activity. Usually, the summary includes the quantity and type of vehicles surveyed as well as the dates of each survey. The Air District and other qualified officials may conduct periodic site inspections to determine compliance. In the case where any equipment found to exceed the opacity requirement would require immediate repaired, and notification of non-complaint equipment to EDCAQMD.

C. Idling times will be minimized by shutting off equipment when it is not in use or by reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage will be provided for construction workers at all access points.

D. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Impact AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of EDCAQMD thresholds (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not specifically address this impact. However, Impact 5.11-2 of the 2004 General Plan EIR states that development under the General Plan would result in significant operation-related emissions as a result of an increase in vehicle trips, use of natural gas, burning, and use of maintenance equipment and consumer products. The 2004 General Plan EIR also suggests that growth would lead to an increase in VMT and mobile source emissions, potentially conflicting with the air quality attainment plan. El Dorado County's adopted 2004 General Plan is not reflected in the currently approved ozone state implementation plan (SIP) (1994 1-hour ozone SIP). While the 2004 General Plan is reflected in the 8-hour ozone SIP, that SIP has not been approved by EPA.

The 2004 General Plan EIR included the mitigation measures identified below in Table 3.3-11, which are implemented by the General Plan Revised policies listed in the table. The text of the General Plan policy is found in the regulatory setting discussion under Section 3.3.1, *Existing Conditions*.

Table 3.3-11. 2004 General Plan EIR Mitigation Measures and General Plan Policies

2004 General Plan EIR Mitigation Measure	Related Adopted General Plan Policy
5.11-1: Use Updated Recommendations to Analyze and Mitigate Potential Air Quality Impacts	6.7.7.1
5.11-2(b): Encourage Use of Alternative-Fuel Vehicles	6.7.2.5
5.11-2(c): Investigate Replacement of Fleet Vehicles with More Fuel-Efficient or Alternative-Fuel Vehicles	6.7.2.6
5.11-2(d): Regulate Wood-Burning Fireplaces and Stoves in New Development	6.7.4.6
5.11-2(e): Develop Incentive Program to Encourage Use of Newer Cleaner-Burning EPA-Certified Wood Stoves	6.7.4.7
5.11-2(f): Synchronize Signalized Intersections	TC-3d
5.11-2(g): Include Pedestrian/Bike Paths Connecting to Adjacent Development	TC-4i

Project Impacts

As indicated in Chapter 2, *Project Description*, the project would not fundamentally change the projected level of development expected to occur under the current General Plan. Also, the project does not propose adding substantially more residences beyond the approximately 20,000 theoretically allowed under the current General Plan. Impacts would be similar to those of the 2004 General Plan.

For this EIR, long-term air quality impacts from motor vehicles operating within the project area were evaluated using traffic data provided by the project traffic engineers, Kimley-Horn and Associates, and ARB's CT-EMFAC emissions model (version 5.0). Table 3.3-12 summarizes the results of the on-road mobile source emissions modeling and presents emissions estimates for each of the traffic study scenarios. Table 3.3-12 also compares the emissions associated with the different study scenarios to no build alternatives for 2010, existing, 2025 interim, and 2035 buildout conditions. The results in Table 3.3-12 indicate that implementation of all study scenarios would result in either decreases in all pollutants or minor increases below applicable EDCAQMD threshold levels. However, the potential conflict with the attainment plan remains. Therefore, this impact is significant and unavoidable.

Table 3.3-12. Comparison of Emissions between Study Scenarios

	Pounds per Day					Metric Tons
Study Scenario	ROG	NO_X	CO	PM10	PM2.5	CO_2
1. 2010 Baseline Conditions	1,156	6,455	27,489	68	62	572,712
2. Project 2035 Impact	393	1,758	9,246	36	33	541,675
3. 2025 Baseline Conditions	427	2,471	10,298	34	32	514,518
4. Project 2025 Impact	428	2,472	10,306	34	32	514,900
5. 2035 Baseline Conditions	1,215	6,767	28,864	71	65	601,383
6. Cumulative Conditions in 2035	399	1,791	9,357	36	33	547,342
Comparison of project scenarios with no project (project – no project)						
Existing (2010)	-764	-4,697	-18,243	-32	-29	-31,037
Interim (2025)	0	1	8	0	0	382
Buildout (2035)	-816	-4,976	-19,507	-36	-32	-54,042
EDCAQMD Threshold	82	82	--	--	--	1,150
Exceed Threshold?	No	No	--	--	--	No

Impact AQ-3: Temporarily generate naturally occurring asbestos during grading and construction activities (less than significant)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not examine this impact.

Project Impacts

NOA is known to be present in El Dorado County, especially the western portion of the county. Grading and ground-disturbing activities in areas with a moderate likelihood of containing NOA, such as western El Dorado County, may disturb asbestiform-containing soils and generate asbestos dust. Future development projects under the General Plan will likely take place on NOA-laced soils. EDCAQMD's Rule 223-2 and General Plan Policies Policy 6.3.1.1 through 6.3.1.3 would minimize exposure to NOA, reducing this impact to a less-than-significant level.

Impact AQ-4: Expose sensitive receptors to substantial concentrations of carbon monoxide (less than significant)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR states that development under the General Plan would result in significant CO concentrations at congested roadways and intersections from motor vehicle activity.

> The relevant [General Plan] policies would partially mitigate the local mobile-source emissions by reducing traffic to the extent shown herein; however, even though the policies strive for acceptable LOS and would ultimately result in a reduction in traffic congestion, roadway intersections would still inevitably operate at an unacceptable LOS. Thus, local mobile-source CO emissions resulting from implementation of the [General Plan] under 2025 conditions would help to cause CO concentrations that exceed the state 1-hour or 8-hour CO ambient air quality standards of 20 ppm or 9 ppm, respectively. This impact is considered significant.

Project Impacts

CO concentrations within the project area were evaluated following the Caltrans CO protocol (Garza et al. 1997) to evaluate whether the project would cause or contribute to localized violations of the state or federal ambient standards in the project vicinity. CO concentrations at potential sensitive receptors near congested roadways were estimated using CALINE4 dispersion modeling. Table 3.3-12 summarizes CO modeling results for existing-year (2010), interim (2025), and cumulative-year (2035) with-project and without-project conditions. As indicated in Table 3.3-13, no violations of the state or federal 1- or 8-hour CO standards are anticipated in the project area under cumulative-year conditions. Due to continuing improvements in engine technology as a result of relatively stricter emission control standards and the retirement of older, higher-emitting vehicles, vehicle emissions in future years will be lower than current years. As a result, although roadway volumes increase in future years, roadway congestion and volumes are not sufficient to result in elevated CO levels. Consequently, Table 3.3-13 indicates that future year CO concentrations will be lower than existing concentrations. Therefore, the impact of project traffic conditions on ambient CO levels in the project area would be less than significant.

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Table 3.3-13. Carbon Monoxide Concentrations at Greatest Affected Roadway Segments

	Study Scenario 1[1]		Study Scenario 2[1]		Study Scenario 3[1]		Study Scenario 4[1]		Study Scenario 5[1]		Study Scenario 6[1]	
Segment	1-hr CO[2]	8-hr CO[3]	1-hr CO[2]	8-hr CO[3]	1-hr CO[2]	8-hr CO[3]	1-hr CO[2]	8-hr CO[3]	1-hr CO[2]	8-hr CO[3]	1-hr CO[2]	8-hr CO[3]
US50 - EB GP:W. of Zinfandel Drive	8.8	6.0	9.5	6.5	4.0	2.6	4.0	2.6	3.6	2.4	3.7	2.4
US50 - EB GP:E. of Zinfandel Drive	8.8	6.0	9.8	6.7	3.9	2.6	3.9	2.6	3.6	2.4	3.7	2.4
US50 - WB GP:W. of Zinfandel Drive	8.2	5.6	8.7	5.9	3.8	2.5	3.8	2.5	3.5	2.3	3.6	2.4
US50 - EB GP:W. of Hazel Avenue	8.4	5.7	9.5	6.5	3.7	2.4	3.7	2.4	3.5	2.3	3.5	2.3
US50 - EB GP:Prairie City	6.9	4.7	7.8	5.3	3.3	2.1	3.3	2.1	3.3	2.1	3.1	2.0
Missouri Flat Road:400 yds N of Forni Road	5.3	3.5	5.3	3.5	3.1	2.0	3.1	2.0	2.9	1.9	2.9	1.9
Missouri Flat Road:100 ft S of China Garden Road	4.6	3.1	4.6	3.1	2.8	1.8	2.8	1.8	2.7	1.7	2.7	1.7
Cameron Park Drive:200 ft N of Oxford Road	4.3	2.8	4.4	2.9	2.8	1.8	2.8	1.8	2.7	1.7	2.7	1.7
Sly Park Road:100 ft S of Pony Express Tr	3.4	2.2	4.7	3.1	2.5	1.6	2.5	1.6	2.8	1.8	2.5	1.6

Notes:
Background concentrations of 2.27 ppm and 1.44 ppm were added to the modeling 1-hour and 8-hour results, respectively.
[1] The federal and state 1-hour standards are 35 and 20 ppm, respectively.
[2] The federal and state 8-hour standards are 9 and 9.0 ppm, respectively.
[3] The federal and state 8-hour standards are 9 and 9.0 ppm, respectively.

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Impact AQ-5: Expose sensitive receptors to substantial pollutant concentrations (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR indicates that development under the General Plan would result significant exposure of sensitive receptors to toxic air emissions and identified Mitigation Measures 5.11-3(a) through 5.113(d) to help reduce the severity of this impact (Table 3.3-14). Even with implementation of these mitigation measures, the 2004 General Plan EIR indicated this impact would be significant and unavoidable.

Table 3.3-14. 2004 General Plan EIR Mitigation Measures and General Plan Policies

2004 General Plan EIR Mitigation Measure	Related Adopted General Plan Policy
5.11-3 (a): Implement Mitigation Measure 5.1-3(a)	2.2.5.20:
5.11-3(b): Implement Mitigation Measure 5.1-3(b)	2.2.5.21
5.11-3(c): Implement Mitigation Measure 5.11-1	6.7.7.1
5.11-3(d): Adopt New Policy for Facilities Housing Sensitive Receptors	6.7.6.2

Project Impacts

The adopted General Plan policies are anticipated to help minimize exposure of sensitive receptors to substantial pollutant concentrations, but not to less-than-significant levels. Although the project would only minimally increase the number of future residents that may be exposed to substantial pollution concentrations, it would increase the number. Consequently, this impact is considered significant and unavoidable.

Impact AQ-6: Expose sensitive receptors to substantial odors (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR indicated that development under the General Plan would result significant exposure of sensitive receptors to odors and identified Mitigation Measure 5.1-3(b) to help reduce the severity of this impact. This measure corresponds to General Plan Policy 2.2.5.21. With implementation of this policy, the 2004 General Plan EIR indicated this impact would be significant and unavoidable.

Project Impacts

The EDCAQMD has identified common types of facilities that are associated with odors. These include the following types of land uses.

- Wastewater Treatment Plant
- Sanitary Landfill
- Transfer Station
- Composting Facility

- Petroleum Refinery
- Asphalt Batch Plant
- Chemical Manufacturing
- Fiberglass Manufacturing
- Painting/Coating Operations (e.g., auto body shop)
- Food Processing Plant
- Rendering Plant
- Coffee Roaster

Development projects that locate sensitive receptors near an existing source of odors or projects that locate potential odor sources near existing sensitive receptors should evaluate the distance and frequency at which odor complaints from the public have occurred in the vicinity of a similar facility. Under the project, the ZOU proposes to allow Industrial, General, and large public facilities upon approval of a CUP in areas that may contain sensitive receptors.

To help minimize potential odors, the EDCAQMD recommends operational changes, add-on controls or process changes such as carbon absorption, relocation of stack/vents to reduce odors, or using a sufficient set-back distance between odor sources and receptors, with the latter being the most effective strategy. These methods would be implemented as mitigation measures as part of the CEQA process that would be required prior to approval of any CUP. Nonetheless, conditions remain similar to those at the time of the 2004 General Plan EIR, and the impact is significant and unavoidable.

Impact AQ-7: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (less than significant)

2004 General Plan EIR Conclusions

This impact was not analyzed in the 2004 General Plan EIR.

Project Impacts

Similar to the operational criteria pollutant analysis presented in Impact AQ-2, operational GHG emissions were confined to mobile sources, as it is anticipated the project would have minimal impacts on area source emissions associated with the additional 257 dwelling units over the next 20 years. Operational mobile source emissions were evaluated using traffic data provided by the project traffic engineers, Kimley-Horn and Associates, and ARB's CT-EMFAC emissions model (version 5.0). Table 3.3-12 summarizes the results of the on-road mobile source emissions modeling for each of the traffic study scenarios and compares the emissions associated with the different project scenarios to no project scenarios for 2010, 2025, and 2035 conditions. As indicated in Table 3.3-12 when compared to the no project condition, GHG emissions would decrease under TGPA and TGPA cumulative buildout conditions, while interim (2025) TGPA conditions would result in an increase in 382 metric tons of CO_2. However, this impact is below the threshold of 1,150 MT CO_2e used by EDCAQMD. Consequently, this impact would be less than significant.

3.4 Biological Resources

3.4.1 Existing Conditions

Regulatory Setting

The following describes the federal, state, and local regulations that protect biological resources in El Dorado County. This project does not propose any physical development, so it is not subject to permitting under the following regulations. However, future development projects occurring as a result of and consistent with the policies, regulations, and guidelines established by the TGPA and ZOU (including the mixed use development guidelines) would be subject to pertinent federal, state, and local regulations.

Federal

Endangered Species Act

Pursuant to the federal Endangered Species Act (ESA), the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) have authority over projects that may result in the "take" of an individual of a species that is listed as threatened or endangered under the act. *Take* is defined under ESA, in part, as killing, harming, or harassing of a species. Under federal regulations, take is further defined to include habitat modification or degradation that results, or is reasonably expected to result, in death or injury to wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. If there is a likelihood that a non-federal project would result in take of a federally listed species, the project must first obtain an incidental take permit under Section 10(a) of ESA. The detailed and extensive process of obtaining an incidental take permit is described in federal regulations. It involves consultation with USFWS or NMFS, depending upon the species, and preparation of a habitat conservation plan that describes the program by which the project will avoid take of the affected species. The federal agency will issue the incidental take permit upon its approval of the habitat conservation plan.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) domestically implements a series of international treaties that provide for migratory bird protection. The MBTA authorizes the Secretary of the Interior to regulate the taking of migratory birds. The act further provides that it is unlawful, except as permitted by regulations, "to pursue, take, or kill any migratory bird, or any part, nest or egg of any such bird" (16 USC 703). This prohibition includes both direct and indirect acts, although harassment and habitat modification are not included unless they result in direct loss of birds, nests, or eggs. The current list of species protected by the MBTA can be found in the March 1, 2010 Federal Register (75 FR 9281). This list includes several hundred bird species, of which most are native. Permits for take of nongame migratory birds can be issued only for specific activities, such as scientific collecting, rehabilitation, propagation, education, taxidermy, and protection of human health and safety and of personal property. USFWS publishes a list of birds of conservation concern (BCC) to identify migratory nongame birds that are likely to become candidates for listing under ESA

without additional conservation actions. The BCC list is intended to stimulate coordinated and collaborative conservation efforts among federal, state, tribal, local, and private parties.

The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) (16 USC 668) prohibits take and disturbance of individuals and nests. Take permits for birds or body parts are limited to religious, scientific, or falconry pursuits. The BGEPA was amended in 1978 to allow mining developers to apply for USFWS permits to remove inactive golden eagle (*Aquila chrysaetos*) nests in the course of "resource development or recovery" operations. With the 2007 removal of bald eagle (*Haliaeetus leucocephalus*)from the ESA list of threatened and endangered species, USFWS issued new regulations to authorize the limited take of bald eagles and golden eagles under the BGEPA such that the take must be associated with otherwise lawful activities. A final Eagle Permit Rule was published on September 11, 2009 (74 FR 46836–46879; 50 CFR 22.26).

A permit authorizes limited, non-purposeful take of bald eagles and golden eagles and can be applied for by individuals, companies, government agencies (including tribal governments), and other organizations to allow disturbance or otherwise take eagles in the course of conducting lawful activities, such as operating utilities and airports. Under the BGEPA, *take* is defined as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest or disturb." *Disturb* is defined in the regulations as

> to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available: (1) injury to an eagle; (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior; or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

Most permits issued under the new regulations authorize disturbance. In limited cases, a permit may authorize the physical take of eagles, but only if every precaution is first taken to avoid physical take.

USFWS issued the Eagle Conservation Plan Guidance (Eagle Guidance) intended to assist parties to avoid, minimize, and mitigate adverse effects on bald and golden eagles (U.S. Fish and Wildlife Service 2013). The Eagle Guidance calls for scientifically rigorous surveys, monitoring, assessment, and research designs proportionate to the risk to eagles. The Eagle Guidance describes a process by which wind energy developers can collect and analyze information that could lead to a programmatic permit to authorize unintentional take of eagles at wind energy facilities. USFWS recommends that eagle conservation plans be developed in five stages. Each stage builds on the prior stage, such that together the process is a progressive, increasingly intensive look at likely effects on eagles of the development and operation of a particular site and configuration. Additional refinements to the Eagle Guidance are expected at some point in the future, at the discretion of USFWS.

Clean Water Act

Wetlands and other waters of the United States are protected under Section 404 of the Clean Water Act (CWA). Any activity that involves any discharge of dredged or fill material into waters of the United States, including wetlands, is subject to regulation by the U.S. Army Corps of Engineers (USACE). *Waters of the United States* is defined to encompass navigable waters of the United States; interstate waters; all other waters where their use, degradation, or destruction could affect interstate or foreign commerce; tributaries of any of these waters; and wetlands that meet any of

these criteria or are adjacent to any of these waters or their tributaries. Where questions arise over whether a feature is a water of the United States, USACE will determine whether the wetland or other waters on the project site are subject to federal jurisdiction under the CWA (U.S. Army Corps of Engineers 2014). Activities that would disturb jurisdictional waters would be subject to obtaining a permit under Section 404 and complying with the requirements of that permit.

State

California Endangered Species Act

The California Endangered Species Act, or CESA (California Fish and Game Code Sections 2050–2116), states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants and their habitats that are threatened with extinction and those experiencing a significant decline that, if not halted, would lead to a threatened or endangered designation, will be protected or preserved.

Under Section 2081 of the California Fish and Game Code, a permit from the California Department of Fish and Wildlife (CDFW) is required for projects that could result in the take of a species that is state-listed as threatened or endangered (or for which the listing process is underway). Under CESA, *take* is defined as an activity that would directly or indirectly kill an individual of a species. The definition does not include harm or harass as does the definition of take under ESA. Consequently, the threshold for take under CESA is higher than that under ESA. For example, habitat modification is not necessarily considered take under CESA. Incidental take may be authorized upon obtaining a Section 2081 incidental take permit from CDFW and following its restrictive requirements.

Fully Protected Species

California Fish and Game Code Sections 3511, 3513, 4700, and 5050 pertain to fully protected wildlife species (birds in Sections 3511 and 3513, mammals in Section 4700, and reptiles and amphibians in Section 5050) and strictly prohibit the take of these species. CDFW cannot issue a take permit for fully protected species, except under narrow conditions for scientific research, the protection of livestock, or if a natural community conservation plan (NCCP) has been adopted.

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 (CNPPA) gives the California Fish and Game Commission the authority to list plant species as rare or endangered. The CNPPA also authorizes the Commission to adopt regulations prohibiting importation of rare and endangered plants into California, take of rare and endangered plants, and sale of rare and endangered plants. The CNPPA prohibits take, possession, transportation, exportation, importation, or sale of rare and threatened plants, except as a result of agricultural practices, fire control measures, timber operations, mining, or actions of public agencies or private utilities. Private landowners are also exempt from the prohibition against removing rare and endangered plants, although they must provide 10-day notice to CDFW before removing the plants. The CNPPPA has mostly been superseded by CESA.

Protection of Birds and Raptors

Section 3503 of the California Fish and Game Code prohibits the killing of birds and/or the destruction of bird nests. Section 3503.5 prohibits the killing of raptor species and/or the destruction of raptor nests. Typical violations include destruction of active bird and raptor nests as a

result of tree removal, and failure of nesting attempts (loss of eggs and/or young) as a result of disturbance of nesting pairs caused by nearby human activity. Section 3513 prohibits any take or possession of birds designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations pursuant to the MBTA.

Lake or Streambed Alteration Program

Sections 1600–1603 of the California Fish and Game Code state that it is unlawful for any person or agency to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources, or to use any material from the streambeds, without first notifying CDFW. A Lake and Streambed Alteration Agreement (LSAA) must be obtained from CDFW prior to the activity if effects are expected to occur. The regulatory definition of a *stream* is a body of water that flows at least periodically or intermittently through a bed or channel having banks and that supports wildlife, fish, or other aquatic life. This definition includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation. CDFW's jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife.

Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act (Porter-Cologne Act), waters of the state fall under jurisdiction of the nine Regional Water Quality Control Boards (Regional Water Boards). Projects on El Dorado County's western slope fall under the jurisdiction of the Central Valley Regional Water Board; the Lahontan Regional Water Board has jurisdiction within the Tahoe Basin. Under this act, each Regional Water Board must prepare and periodically update water quality control plans (i.e., basin plans). Each basin plan sets forth water quality standards for surface water and groundwater, as well as actions to control nonpoint and point sources of pollution. Projects that affect wetlands or other waters of the state must file a report of waste discharge with the Regional Water Board, which then issues waste discharge requirements (WDRs). The Regional Water Board may not issue waste discharge requirements until the CEQA document has been finalized.

Pursuant to CWA Section 401, an applicant for a federal Section 404 permit to conduct any activity that may result in discharge into navigable waters must obtain a certification from the applicable RWQCB that such discharge will comply with state water quality standards.

California Wetlands Conservation Policy

The goals of the California Wetlands Conservation Policy, adopted in 1993 (Executive Order W-59-93 [August 23, 1993]), are "to ensure no overall net loss, and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California, in a manner that fosters creativity, stewardship, and respect for private property;" to reduce procedural complexity in the administration of state and federal wetlands conservation programs; and to make restoration, landowner incentive programs, and cooperative planning efforts the primary focus of wetlands conservation.

California Environmental Quality Act

CEQA is not a regulatory statute and does not have any permitting function. It exists for the purpose of disclosing the potential impacts of a proposed project and identifying feasible mitigation measures to avoid, reduce, rectify, or otherwise lessen those impacts. In order to perform its

disclosure function, CEQA takes a broader view of special-status species than either ESA or CESA. For the purposes of CEQA, the following categories are considered special-status species:

- Species listed or proposed for listing as threatened or endangered under ESA (50 CFR 17.12 [listed plants], 50 CFR 17.11 [listed animals], and various notices in the *Federal Register* [proposed species]).
- Species that are candidates for possible future listing as threatened or endangered under ESA (75 FR 69222, November 10, 2010).
- Species listed or proposed for listing by the State of California as threatened or endangered under CESA (14 CCR 670.5).
- Species that meet the definitions of rare or endangered under the State CEQA Guidelines Section 15380.
- Animals fully protected in California (California Fish and Game Code Section 3511 [birds], 4700 [mammals], and 5050 [amphibians and reptiles]).
- Animal species of special concern (SSC) to CDFW.
- Plants listed as rare under the CNPPA (California Fish and Game Code Section 1900 et seq.).
- Plants with a California Rare Plant Rank of 1A, 1B, 2A, 2B, 3, and 4 (California Department of Fish and Wildlife 2014).

El Dorado County 2004 General Plan

The County 2004 General Plan contains numerous goals and policies intended to conserve biological resources. A selection of pertinent policies is listed below.

Land Use Element

Policy 2.2.2.4: The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.

A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.

B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.

C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.

Policy 2.2.2.8: The Important Biological Corridor (-IBC) overlay shall be as set forth in Policy 7.4.2.9. Where the -IBC Overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

Conservation Element

Policy 7.3.3.1: For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual.

Policy 7.3.3.3: The County shall develop a database of important surface water features, including lake, river, stream, pond, and wetland resources.

Policy 7.3.3.4: The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas.

Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize "best management practices (BMPs)" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue.

For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.

Policy 7.3.3.5: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.

Policy 7.4.1.1: The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 17.71 and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).

Policy 7.4.1.2: Private land for preserve sites will be purchased only from willing sellers.

Policy 7.4.1.3: Limit land uses within established preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.

Policy 7.4.1.4: Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.

Policy 7.4.1.5: Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special-status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that those resources exist, and either are or can be protected, on public lands or private Natural Resource lands.

Policy 7.4.1.6: All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).

The County Agricultural Commission, Plant, and Wildlife Technical Advisory Committee, representatives of the agricultural community, academia, and other stakeholders shall be involved and consulted in defining the important habitats of the County and in the creation and implementation of the INRMP.

Policy 7.4.1.7: The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards.

Policy 7.4.2.1: To the extent feasible in light of other General Plan policies and to the extent permitted by State law, the County of El Dorado will protect identified critical fish and wildlife habitat, as identified on the Important Biological Resources Map maintained at the Planning Department, through any of the following techniques: utilization of open space, Natural Resource land use designation, clustering, large lot design, setbacks, etc.

Policy 7.4.2.2: Where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protected migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property. Horticultural and grazing projects on agriculturally designated lands are exempt from the restrictions placed on disturbance of natural areas when utilizing "BMPs" recommended by the County Agricultural Commission and adopted by the Board of Supervisors when not subject to Policy 7.1.2.7.

Policy 7.4.2.3: Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.

Policy 7.4.2.4: Establish and manage wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.

Policy 7.4.2.5: Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.

Policy 7.4.2.6: El Dorado County Biological Community Conservation Plans shall be required to protect, to the extent feasible, rare, threatened, and endangered plant species only when existing Federal or State plans for non-jurisdictional areas do not provide adequate protection.

Policy 7.4.2.7: The County shall form a Plant and Wildlife Technical Advisory Committee to advise the Planning Commission and Board of Supervisors on plant and wildlife issues, and the committee should be formed of local experts, including agricultural, fire protection, and forestry representatives, who will consult with other experts with special expertise on various plant and wildlife issues, including representatives of regulatory agencies. The Committee shall formulate objectives which will be reviewed by the Planning Commission and Board of Supervisors.

Policy 7.4.2.8:[1] Develop within five years and implement an Integrated Natural Resources Management Plan (INRMP) that identifies important habitat in the County and establishes a program for effective habitat preservation and management. The INRMP shall include the following components:

A. Habitat Inventory. This part of the INRMP shall inventory and map the following important habitats in El Dorado County:

   1. Habitats that support special-status species;
   2. Aquatic environments including streams, rivers, and lakes;
   3. Wetland and riparian habitat;
   4. Important habitat for migratory deer herds; and
   5. Large expanses of native vegetation.

   The County should update the inventory every three years to identify the amount of important habitat protected, by habitat type, through County programs and the amount of important habitat removed because of new development during that period. The inventory and mapping effort shall be developed with the assistance of the Plant and Wildlife Technical Advisory Committee, CDFG, and USFWS. The inventory shall be maintained and updated by the County Planning Department and shall be publicly accessible.

B. Habitat Protection Strategy. This component shall describe a strategy for protecting important habitats based on coordinated land acquisitions (see item D below) and management of acquired land. The goal of the strategy shall be to conserve and restore contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the county. The Habitat Protection Strategy should be updated at least once every five years based on the results of the habitat monitoring program (item F below). Consideration of wildlife movement will be given by the County on all future 4- and 6-lane roadway construction projects. When feasible, natural undercrossings along proposed roadway alignments that could be utilized by terrestrial wildlife for movement will be preserved and enhanced.

C. Mitigation Assistance. This part of the INRMP shall establish a program to facilitate mitigation of impacts to biological resources resulting from projects approved by the County that are unable to avoid impacts on important habitats. The program may include development of mitigation banks, maintenance of lists of potential mitigation options, and incentives for developers and landowner participation in the habitat acquisition and management components of the INRMP.

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

[1] This plan is still under development. The Board of Supervisors adopted an initial inventory and mapping of resources on April 1, 2008. A consultant has been selected and work is expected to begin again on the INRMP in the spring of 2014.

generally to the west of the Eldorado National Forest should be given priority for acquisition. Priority will also be given to parcels that would preserve natural wildlife movement corridors such as crossing under major roadways (e.g., U.S. Highway 50 and across canyons). 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 whether the biological resources would benefit from restoration or management actions.

   Examples of the many types of restoration or management actions that could be undertaken to improve current habitat conditions include: removal of nonnative plant species, planting native species, repair and rehabilitation of severely grazed riparian and upland habitats, removal of culverts and other structures that impede movement by native fishes, construction of roadway under and overcrossing that would facilitate movement by terrestrial wildlife, and installation of erosion control measures on land adjacent to sensitive wetland and riparian habitat.

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 CNDDB. 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 shall develop a conservation fund to ensure adequate funding of the INRMP, including habitat maintenance and restoration. Funding may be provided from grants, mitigation fees, and the County general fund. The INRMP annual report described under item F above shall include information on current funding levels and shall project anticipated funding needs and anticipated and potential funding sources for the following five years.

Policy 7.4.2.9: The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Game);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;

- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

The standards listed above shall be included in the Zoning Ordinance. Wildland Fire Safe measures are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor.

Policy 7.4.4.1: The Natural Resource land use designation shall be used to protect important forest resources from uses incompatible with timber harvesting.

Policy 7.4.4.2: Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the protection, planting, restoration, and regeneration of native trees in new developments and within existing communities.

Policy 7.4.4.3: Utilize the clustering of development to retain the largest contiguous areas possible in wildland (undeveloped) status.

Policy 7.4.4.4: For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Conservation Element Option A[2]

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10–19	90% of existing canopy
1–9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

[2] This is currently the only option available. The rules for compliance with this option are expressed in the *Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A)*, as amended October 12, 2007.

Conservation Element Option B[3]

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

Policy 7.4.4.5: Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density that is equal to the density of the stand.

Policy 7.4.5.1: A tree survey, preservation, and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multifamily residential, commercial, and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

Policy 7.4.5.2: It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:

A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6 inches diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10 inches dbh. Special exemptions when a tree removal permit is not needed shall include removal of trees less than 36 inches dbh on 1) lands in Williamson Act Contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and actions pursuant to a Fire Safe plan; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Policy 7.4.1.6. If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.

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

[3] Note: The County has not adopted an Integrated Natural Resources Management Plan, so Option B is not operative.

- A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
- A site map plan that identifies all native oaks on the project site; and
- A report by a certified arborist that provides specific information for all native oak trees on the project site.

C. Commercial Firewood Cutting. Fuel wood production is considered commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:

- Whether the trees to be removed would have a significant negative environmental impact;
- Whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement;
- Whether replanting would be necessary to ensure adequate regeneration;
- Whether the removal would create the potential for soil erosion;
- Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
- What the extent of the resulting canopy cover would be.

D. Penalties. Fines will be issued to any person, firm, or corporation not exempt from the ordinance and damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If oak trees are removed without a tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County's Integrated Natural Resources Management Plan (INRMP) conservation fund.

Policy 7.6.1.1: The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include:

A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;

B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits;

C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors;

D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire

risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality; and

E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.

Policy 7.6.1.2: The County will provide for Open Space lands through:

A. The designation of land as Open Space;

B. The designation of land for low-intensity land uses as provided in the Rural Residential and Natural Resource land use designations;

C. Local implementation of the Federal Emergency Management Agency's National Flood Insurance Program;

D. Local implementation of the State Land Conservation Act Program; and

E. Open space land set aside through Planned Developments (PDs).

Policy 7.6.1.3: The County shall implement Policy 7.6.1.1 through zoning regulations and the administration thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purposes set forth in Policy 7.6.1.1 as follows:

A. The Open Space (OS) Zoning District is consistent with and shall implement the Open Space designation of the General Plan land use map and all other land use designations.

B. The Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), and Timberland Production Zone (TPZ) zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein.

C. Zoning regulations shall provide for setbacks from all flood plains, streams, lakes, rivers and canals to maintain Purposes A, B, C, and D set forth in Policy 7.6.1.1.

D. Zoning regulations shall provide for maintenance of permanent open space in residential, commercial, industrial, agricultural, and residential Sagricultural zone districts based on standards established in those provisions of the County Code. The regulations shall minimize impacts on wetlands, flood plains, streams, lakes, rivers, canals, and slopes in excess of 30 percent and shall maintain Purposes A, B, C, and D in Policy 7.6.1.1.

E. Landscaping requirements in zoning regulations shall provide for vegetative buffers between incompatible land uses in order to maintain Purpose E in Policy 7.6.1.1.

F. Zoning regulations shall provide for Mineral Resource Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands found to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purposes A, B, C, D, and E of Policy 7.6.1.1.

Policy 7.6.1.4: The creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.

Implementation Measure CO-M: Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8.[4]

Implementation Measure CO-N: Review and update Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9

Implementation Measure CO-U: Mitigation under Policy 7.4.1.6 shall include providing sufficient funding to the County's conservation fund to acquire and protect important habitat at a minimum 2:1

[4] The Board of Supervisors adopted an initial inventory and mapping of resources on April 1, 2008.

ratio. The cost associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).

A. Biological Resources Study. The County shall adopt biological resource assessment standards that apply to all discretionary projects that would result in disturbance of soil and native vegetation in areas that include important habitat as defined in the INRMP. The assessment of the project site must be in the form of an independent Biological Resources Study, and must be completed by a qualified biologist. The evaluation shall quantify the amount of important habitat, by habitat type, as defined in the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.

B. Important Habitat Mitigation Program. The Biological Resource Study shall include an Important Habitat Mitigation Program that identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with the standards of the INRMP and the General Plan. All mitigation programs shall include a monitoring and reporting component requiring reports to the County not less than once each year for a period of not less than 10 years. The report will include a description of the lands included in the mitigation program (including location and size), a summary of the evaluation criteria established at the time the mitigation program was approved, an evaluation of the mitigation program based on those criteria, and recommendations for action during the following year. The County shall adopt standards for evaluating mitigation programs proposed as part of the Biological Resources Study described above. The standards shall ensure that the mitigation reduces direct and cumulative impacts of proposed development on important habitats to less-than-significant levels in accordance with CEQA thresholds.

El Dorado County Zoning Ordinance

Chapter 17.71 of the Zoning Ordinance establishes the County's ecological preserve fee program. The program implements General Plan Policy 7.4.1.1, which requires the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their gabbro soil-based habitat through the establishment and management of ecological preserves. The protected plants are as follows (see Table 3.4-1 for their sensitivity levels).

- El Dorado bedstraw (*Galium californicum* ssp. *Sierrae*)
- Laynes butterweed (*Senecio layneae*)
- Pine Hill ceanothus (*Ceanothus roderickii*)
- Pine Hill flannel bush (*Fremontodendron californicum* ssp. *Decumbens*)
- Stebbins' morning glory (*Calystegia stebbinsii*)
- Bisbee Peak rush rose (*Helianthemum suffrutescens*)
- El Dorado mule ears (*Wyethia reticulata*)
- Red Hills soaproot (*Chlorogalum grandiflorum*)

Acquisition and restoration of rare plant habitat must be equal to 1.5 times the number of acres developed. Off-site mitigation must be conducted according to guidelines established by the County and is subject to review by representatives of USFWS and CDFW. More commonly, development relies on the Zoning Ordinance's in-lieu fee option. That option collects a per-unit fee from new

development that is used to fund the local cost of the Rare Plant Mitigation Program. The related Pine Hill Preserve is discussed under *Environmental Setting*.

Environmental Setting

General Habitats

The varied terrain and elevation of El Dorado County contain a number of habitats that support the county's flora and fauna. There are eight coniferous forest habitats that dominate the landscape above 2,500 feet in elevation: Douglas fir, Jeffrey pine, lodgepole pine, ponderosa pine, red fir, Sierran mixed conifer (a mix of Douglas fir, ponderosa pine, sugar pine, incense cedar, white fir, and black oak as the dominant tree species), subalpine conifer (supporting lodgepole pine, mountain hemlock and/or red fir as the dominant tree species), and white fir. Woodland habitats are located at middle and lower elevations and include montane hardwood-conifer (mixing black oak, Douglas fir, ponderosa pine, white fir, and incense cedar as the dominant tree species), montane hardwood (with canyon live oak, foothill pine, madrone, and California bay dominant at lower elevations, and black oak and Douglas-fir occurring at higher elevations), blue oak-foothill pine (a mix of interior live oak, blue oak, canyon live oak, foothill pine, and California buckeye as common trees), and blue oak woodland (including also canyon live oaks and interior live oaks). Shrub dominated habitats include alpine dwarf-shrub (found only at elevations above 8,500 feet), chemise chaparral (containing chemise, toyon, sugar sumac, poison oak, and California buckthorn at elevations up to 4,000 feet), mixed chaparral, montane chaparral (at higher elevations than chemise chaparral up to 9,000 feet), and sagebrush. Annual grassland covers large portions of the county, generally below 2,500 feet.

Gabbro Soils and the Pine Hill Preserve

El Dorado County has a unique plant habitat in the gabbro soils found on its western slope. These volcanic-based soils support a number of rare plants species, including Pine Hill ceanothus, El Dorado mule ears, El Dorado bedstraw, and Pine Hill flannelbush, all of which are found only in El Dorado County. Other rare plants reliant on this soil type that can also be found outside of El Dorado County include the Bisbee Peak rush-rose (not federally or state listed), the Red Hills soaproot, Stebbins morning glory, and Layne's butterweed. The 4,746-acre Pine Hill Preserve system has been established in order to provide some measure of protection for these species. The system of publicly-owned lands spans five separate units east of Folsom Lake generally centered on Green Valley Road between U.S. Highway 50 and the American River, with about 3,276 acres designated for species recovery. In 2002, the USFWS released the final *Recovery Plan for Gabbro Soil Plants of the Central Sierra Nevada Foothills*. The Preserve's management plan is guided by the Recovery Plan.

The Pine Hill Preserve is administered by the Bureau of Land Management (BLM), under a cooperative management agreement between BLM, USFWS, Bureau of Reclamation, CDFW, CalFire, El Dorado County, El Dorado Irrigation District, and the American River Conservancy. The preserve manager is funded by BLM and El Dorado County.

Wildlife and Fish

Section 5.12, Biological Resources, of the 2004 General Plan EIR contains a succinct discussion of the wildlife and fisheries in the county. The description is still accurate and relevant to the project and is reproduced below, minus reference citations.

Wildlife

The complex array of habitats in El Dorado County supports abundant and diverse fauna because large tracts of land are covered by habitats known to have outstanding value for wildlife, such as mixed coniferous and hardwood forests. Sierran mixed conifer habitat alone, the most common habitat in the county, supports 355 species of animals (reference). Oak woodlands provide habitat for more than 100 species of birds, 60 species of mammals, 80 species of amphibians and reptiles, and 5,000 species of insects (reference). Blue oak-foothill pine, another major habitat type in El Dorado County, provides suitable breeding habitat for 29 species of amphibians and reptiles, 79 species of birds, and 22 species of mammals.

Important wildlife habitat is found throughout the county. Large contiguous blocks containing multiple habitat types have the potential to support the highest wildlife diversity and abundance. Special-status wildlife occur in both large and small blocks of habitat, while some large mammals and other species that have large home ranges are generally found only on large undisturbed parcels. Generally, the lowest diversity of native wildlife species can be expected in densely urbanized areas.

Coniferous forest and other high-elevation habitats provide important habitat for many wildlife species, both resident and migratory. Common resident birds found at higher elevations in the county include Clark's nutcracker, mountain chickadee, red-breasted nuthatch, brown creeper, and Williamson's sapsucker. Common migratory birds found in coniferous forest habitats at high elevations include white-crowned sparrow, Hammond's flycatcher, and Lincoln's sparrow. Mammals in the upper montane and subalpine regions include golden-mantled ground squirrel, Beldings ground squirrel, alpine chipmunk, and yellow-bellied marmot.

Wildlife diversity is generally high in the lower montane coniferous forest types. Amphibians and reptiles found in lower montane forest and woodlands include Pacific treefrog and rubber boa. Common resident birds in these forests include Stellar's jay and hairy woodpecker. Migratory species that use these forests for breeding during summer months include western tanager, Nashville warbler, and black-headed grosbeak. Common mammals in lower montane coniferous forests include mule deer and Douglas' squirrel.

Oak and other hardwood habitats at mid-elevations are important for a large percentage of the wildlife species found in El Dorado County. Reptiles and amphibians found in oak woodlands include California slender salamander, western fence lizard, and California kingsnake. Common birds in oak woodland include acorn woodpecker, western scrub-jay, and oak titmouse. Mammals that characterize oak woodland habitat include mule deer, western gray squirrel, gray fox, and bobcat.

Chaparral generally has lower wildlife diversity than most forest and woodland habitats. However, chaparral does provide habitat for many wildlife species, including some that are considered rare elsewhere. Reptiles found in chaparral include western rattlesnake, western fence lizard, and western whiptail. Common birds in chaparral at low elevations include wrentit, Bewick's wren, California towhee, and California quail. At higher elevations chaparral can provide habitat for mountain quail, fox sparrow, and green-tailed towhee. Mammals commonly associated with chaparral include and gray fox and mule deer.

Annual grasslands generally support lower wildlife diversity than woodland and shrub-dominated habitats but are invaluable to the grassland-dependent species found in El Dorado County. A great diversity and abundance of insects rely on grasslands. Reptiles found in annual grasslands include western fence lizard and gopher snake. Birds that are common in this habitat include western meadowlark, Say's phoebe, and savanna sparrow. Mammals known to use this habitat include California ground squirrel, black-tailed jackrabbit, pocket gopher, and coyote.

Agricultural land and lands dominated by urban development support many wildlife species, most of which are highly adapted to these disturbed environments. Agricultural land is not generally considered important wildlife habitat but is used by many species, particularly as foraging habitat. Wildlife found in agricultural areas varies by crop type and time of year. Common wildlife expected in most agricultural regions of El Dorado County include Brewers blackbird, American crow, red-tailed hawk, house finch, raccoon, striped skunk, and opossum. Wildlife found in urban areas is often

dependent upon surrounding land uses and the presence or absence of nearby natural vegetation. In densely urbanized areas, a large percentage of the wildlife can be made up of exotic species such as rock dove, European starling, house sparrow, house mouse, and brown rat. Urban areas provide habitat for species also found in agricultural areas, such as mourning dove, American robin, and western gray squirrel.

Fisheries

Water bodies within and bordering El Dorado County support numerous species of native and introduced game and nongame fish. Within the Eldorado National Forest, there are an estimated 611 miles of streams within four major drainage systems (Middle and South Fork American River, the Cosumnes River, and the North Fork Mokelumne River). There are also 297 public and private lakes and reservoirs totaling 11,994 surface acres, with 11 large reservoirs accounting for a majority of the total surface area. The remaining area is associated mostly with small, high mountain lakes. Outside the forest boundary, there are also a substantial number of streams and lakes.

Introduced fishes are most prevalent in reservoirs or lakes where stocking occurs for sportfishing. In El Dorado County, the California Department of Fish and Wildlife (CDFW) has an active trout stocking program in hydroelectric and water supply reservoirs and publicly accessible reaches of the South and Silver Forks of the American River. Non-native gamefish in El Dorado County include brook trout, brown trout, kokanee salmon, and lake trout. Lahontan cutthroat trout, a native species, is also stocked by CDFG to sustain its population. Rainbow trout populations in El Dorado County are derived from mixed hatchery and native origin.

Native fishes found in El Dorado County streams include hardhead, Sacramento pikeminnow, Sacramento sucker, California roach, speckled dace, and sculpin. Rainbow trout populations in El Dorado County are a hybrid of native and stocked populations.

Currently, waterway obstructions limit movement by resident fishes within El Dorado County but are not impediments to fish migration. Historically, both chinook salmon and steelhead trout occurred in El Dorado County. Historical accounts describe salmon and steelhead being caught as far upstream as the current Slab Creek Reservoir, and possibly as far upstream as Eagle Rock (approximately 12 miles downstream of Strawberry). Spring-run chinook migrated up the Middle Fork American River to the confluence of the Rubicon River. Steelhead have been documented between 4 and 5 miles upstream of the mouth of the Rubicon River. Future restoration efforts may target reestablishment of one or more of these runs (reference). Important habitat for anadromous fishes on the Cosumnes River is located downstream of the section of the river that flows through El Dorado County. Dams are the most serious obstacle to movement by resident and anadromous fishes and are found on all major rivers draining from the Sierra Nevada except the Cosumnes River. In some cases, dams create beneficial reservoirs for fishing and fisheries while in other cases they may degrade water quality and streamflows, thereby affecting fisheries downstream. Dams can also limit the distribution of native fish by restricting access to native spawning areas. Introduced game species further limit populations of native species through consumption of fry or competition for limited resources.

Special-Status Species

There are numerous animal and plant species within the county that are given special status under state and federal law because they are rare, threatened, endangered, or otherwise identified as needing protection in order to ensure their survival. CDFW maintains the California Natural Diversity Database (CNDDB), a statewide inventory of reported occurrences of special-status plant and animal species. This includes federal and state listed species, as well as plants that are considered threatened ("Rare Plant Rank" on Table 3.4-1). Because the project is neither site-specific nor proposing an actual development project, the following information from the CNDDB is for the entire county. Some of these species are found outside of the western slope, which is where the project primarily applies.

Table 3.4-1 lists the special-status plant species that have been found to occur in El Dorado County. This includes the plants of the Pine Hill Preserve, with the exception of the Bisbee Peak rush-rose, which is found in numerous locales and for which insufficient information is available to determine whether it should be listed. These represent the species reported by the CNDDB in January 2014.

Table 3.4-2 lists the special-status animal species found in El Dorado County. These represent the species reported by the CNDDB in January 2014.

Table 3.4-1. Special-Status Plants Occurring in El Dorado County

Species	Rare Plant Rank	Federal Status	California Status
Jepson's onion *Allium jepsonii*	1B		
Nissenan manzanita *Arctostaphylos nissenana*	1B	--	--
Austin's astragalus *Astragalus austiniae*	1B		
Big-scale balsamroot *Balsamorhiza macrolepis* var. *macrolepis*	1B	--	--
Tulare rockcress *Boechera tularensis*	1B		
Upswept moonwort *Botrychium ascendens*	2B	--	--
Scalloped moonwort *Botrychium crenulatum*	2B	--	--
Western goblin *Botrychium montanum*	2B	--	--
Watershield *Brasenia schreberi*	2B	--	--
Bolander's bruchia *Bruchia bolanderi*	2B	--	--
Pleasant Valley Mariposa lily *Calochortus clavatus* var. *avius*	1B	--	--
Stebbins' morning-glory *Calystegia stebbinsii*	1B	E	E
Davy's sedge *Carex davyi*	1B	--	--
Woolly-fruited sedge *Carex lasiocarpa*	2B		
Mud sedge *Carex limosa*	2B	--	--
Pine Hill ceanothus *Ceanothus roderickii*	1B	E	R
Alpine dusty maidens *Chaenactis douglasii* var. *alpina*	2B	--	--
Red Hills soaproot *Chlorogalum grandiflorum*	1B	--	--
Brandegee's clarkia *Clarkia biloba brandegeae*	4	--	--
Tahoe draba *Draba asterophora* var. *Asterophora*	1B	--	--
Cup Lake draba *Draba asterophora* var. *macrocarpa*	1B	--	--

Species	Rare Plant Rank	Federal Status	California Status
Subalpine fireweed *Epilobium howelli*	4	--	--
Marsh willowherb *Epilobium palustre*	2B	--	--
Pine Hill flannelbush *Fremontodendron decumbens*	1B	E	R
El Dorado bedstraw *Galium californicum* spp. *sierrae*	1B	E	R
American manna grass *Glyceria grandis*	2B	--	--
Parry's horkelia *Horkelia parryi*	1B	--	--
Long-petaled lewisia *Lewisia longipetala*	1B	--	--
Saw-toothed lewisia *Lewisia serrata*	1B	--	--
Three-ranked hump-moss *Meesia triquetra*	4	--	--
Northern adders-tongue *Ophioglossum pusillum*	2B	--	--
Layne's ragwort *Packera laynaeae*	1B	T	R
Stebbins' phacelia *Phacelia stebbinsii*	1B	--	--
Sierra blue grass *Poa sierrae*	1B		
Nuttall's pondweed *Potamogeton epihydrus*	2B	--	--
Robbin's pondweed *Potamogeton robbinsii*	2B		
Brownish beaked-rush *Rhynchospora capitellata*	2B	--	--
Tahoe yellow cress *Rorippa subumbellata*	1B	C	E
Sanford's arrowhead *Sagittaria sanfordii*	1B	--	--
Water bulrush *Schoenoplectus subterminalis*	2B	--	--
Marsh skullcap *Scutellaria galericulata*	2B	--	--
Slender-leaved pondweed *Stuckenia filiformis* ssp. *alpina*	2B	--	--
Cream-flowered bladderwort *Utricularia ochroleuca*	2B		
Oval-leaved viburnum *Viburnum ellipticum*	2B	--	--
Felt-leaved violet *Violeta tormentosa*	4		
El Dorado mule-ears *Wyethia reticulata*	1B	--	--

Species	Rare Plant Rank	Federal Status	California Status
Rare Plant Rank 1B = Plants Rare, Threatened, or Endangered in California and elsewhere 2B = Plants Rare, Threatened, or Endangered in California, but more common elsewhere 4 = Plant of limited distribution	Federal Status T = threatened E = endangered C = candidate California Status E = endangered R = rare		
Source: California Department of Fish and Wildlife 2014.			

Table 3.4-2. Special-Status Wildlife Occurring in El Dorado County

Species	Federal Status	California Status
Invertebrates		
Vernal pool fairy shrimp *Branchinecta lynchi*	T	--
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	T	--
Fish		
Lahontan cutthroat trout *Oncorhynchus clarkii henshawi*	T	--
Amphibians and Reptiles		
Western pond turtle *Emys marmorata*	--	SSC
Mount Lyell salamander *Hydromantes platycephalus*	--	SSC
Northern leopard frog *Lithobates pipiens*	--	SSC
Coast horned lizard *Phrynosoma blainvillii*	--	SSC
Foothill yellow-legged frog *Rana boylii*	--	SSC
California red-legged frog *Rana draytonii*	T	SSC
Sierra Nevada yellow-legged frog *Rana sierrae*	Proposed E	T/SSC
Birds		
Northern goshawk *Accipiter gentilis*	--	SSC
Sharp-shinned hawk *Accipiter striatus*	--	WL
Tri-colored blackbird *Agelaius tricolor*	--	SSC
Golden eagle *Aquila chrysaetos*	--	FP/WL
White-tailed kite *Elanus leucurus*	--	FP
Willow flycatcher *Empidonax trailii*	--	E
Bald eagle *Haliaeetus leucocephalus*	Delisted	E/FP
Osprey *Pandion haliaetus*	--	WL

Species	Federal Status	California Status
Bank swallow *Riparia riparia*	--	T
Great gray owl *Strix nebulosa*	--	E
Yellow-headed blackbird *Xanthocephalus xanthocephalus*	--	SSC
Mammals		
Pallid bat *Antrozous pallidus*	--	SSC
Sierra mountain beaver *Aplodontia rufa californica*	--	SSC
California wolverine *Gulo gulo*	Proposed T	T/FP
Sierra Nevada snowshoe hare *Lepus americanus tahoensis*	--	SSC
Fisher *Martes pennanti*	C	C/SSC
Gray-headed pika *Ochotona princeps schisticeps*	--	C (T)
American badger *Taxidea taxus*	--	SSC
Sierra Nevada red fox *Vulpes vulpes necator*	--	T

Federal Status
-- = no listing
C = candidate
E = endangered
T = threatened

California Status
-- = no listing
C = candidate
E = endangered
FP = fully protected
SSC = species of special concern
T = threatened
WL = watch list (no formal status)

Source: California Department of Fish and Wildlife 2014.

3.4.2 Environmental Impacts

Impact Mechanisms

The TGPA is proposing a number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. This DEIR analyzes whether these proposed changes would result in impacts on biological resources that would not be reasonably foreseeable under the existing General Plan and Zoning Ordinance. The key changes pertinent to biological resources are listed below. When proposed amendments would clearly have no impact, that is noted in the discussion. Those particular amendments will not be discussed in the analyses that follow under *Impacts and Mitigation Measures*.

Targeted General Plan Amendments

- The Camino/Pollock Pines Community Region is proposed to be split into three Rural Centers. All properties within the existing Community Region boundaries would be included in one of the Rural Centers. No additional territory is proposed to be added. No General Plan land use

designations would be changed. Because there would be no changes with the potential to adversely affect biological resources, the proposed split would have no impact.

- Agricultural District Boundaries. The Agricultural District overlay applies in combination with another land use designation to identify rural areas that are important to the county's agricultural economy. The total current acreage of the Agricultural Districts is 49,141. The project would add 17,241 acres to the Districts and remove 137 acres of land that have been determined unsuitable for agricultural use. Including a parcel in or excluding a parcel from the Agricultural District overlay does not change the underlying General Plan land use designation.
- *Policy 2.1.1.3* is proposed to be amended such that the maximum residential density allowed for mixed use development in a Community Region would increase from 16 dwellings per acre to 20 dwellings per acre. This would result in a small increase in the potential intensity of residential development in Community Regions. However, this does not substantially change the potential location of future development or the effect on biological resources. Future residential development under the General Plan would impact biological resources where it disrupts or destroys habitat and interferes with the life patterns of wildlife and plants. However, the proposed amendment to Policy 2.1.1.3 would not expand the area subject to this impact and, therefore, would not increase the potential for residential development to have this effect. The impact would be the same under the 2004 General Plan EIR (significant and unavoidable).
- *Policy 2.1.2.5* is proposed to be amended such that the maximum residential density allowed for mixed use development in a Rural Center would increase from 4 dwellings per acre to 10 dwellings per acre. This would result in a small increase in the potential intensity of residential development in Rural Centers. However, this does not substantially change the potential location of future development or the effect on biological resources. Future residential development would impact biological resources where it disrupts or destroys habitat and interferes with the life patterns of wildlife and plants. However, the proposed amendment to Policy 2.1.2.5 does not increase the potential for residential development to have this effect or expand the area subject to this impact. The impact would be the same under the 2004 General Plan EIR (significant and unavoidable).
- *Policy 2.2.3.1* amends the open space requirements in Planned Development (-PD) combining zones. It would newly exempt the following types of development from the current requirement that 30% of a site be retained in open space for recreation, buffer, or habitat uses.
    - Condominium conversions.
    - Residential Planned Developments consisting of five or fewer lots or dwelling units.
    - Infill projects within Community Regions and Rural Centers on existing sites 3 acres or less.
    - Multi-Family Residential developments.
    - Commercial/Mixed Use Developments.

    The amendment would revise the 30% open space requirement in High Density Residential (HDR) -PDs to a discretionary 15 and 15 set aside: 15% to be provided in a recreational or landscaped buffer/greenbelt and 15% to be provided in private yards. It would eliminate the provision that open space may be kept as wildlife habitat, instead providing that that it may be retained in a natural condition.
- *Policy 2.4.1.5* is a proposed new policy encouraging infill development on sites of up to 5 acres in size in existing communities where, among other limitations, the site does not have habitat value

for endangered, rare, or threatened species. Infill would be required to be consistent with the General Plan and zoning provisions applicable to the given site.

- *Policy 7.1.2.1* amends the current *prohibition* of development (except where the prohibition would deny reasonable use of the property) on slopes over 30% to a *restriction* on development of slopes over 30%. The standards under which slopes could be developed are set out in proposed Section 17.30.060 (Hillside Development Standards) of the ZOU (described below).

Zoning Ordinance Updates

- The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The rezonings would not change the development potential. As a result, the rezonings would not change the expected environmental impacts that will occur as a result of implementation of the General Plan.
- *Section 17.21.020* proposes land uses in the Agricultural, Rural Lands and Resources zones (as shown in Table 17.21.020 of the ZOU) including uses that could result in adverse effects on biological resources.
    - Industrial, General by CUP in FR and TPZ zones.
    - Off-Highway Vehicle Recreation Area by CUP in FR and TPZ zones.
    - Ski Area[5] by CUP in RL, FR, and TPZ zones.
    - Agricultural and Timber Resource Lodging in LA and RL zones by MUP, PA and FR zones by AP, TPZ zone by CUP, and AG zone by right.
    - Health Resort and Resort Center by CUP in PA, AG, RL, FR, and TPZ zones.
    - Golf Course by CUP in RL zone.
    - Public Utility Service Facilities, Intensive in PA, AG, RL, FR, and TPZ with CUP.
- *Section 17.24.020* proposes, among other things, land uses in R1A, R2A, R3A, and RE zones (which are rural in character). These residential zones (as shown in Table 17.24.020 of the ZOU) include land uses that could result in adverse effects on biological resources.
    - Golf Course by CUP in R1A, R2A, R3A, and RE zones. (A golf course is allowed by CUP in residential zones under the current Zoning Ordinance. Although a golf course may have a significant effect on biological resources, that is a potential effect of the current Zoning Ordinance and not a result of adoption and implementation of the ZOU. Therefore, this use will not be examined further.)
    - Private Recreation Area in R2A, R3A, and RE by CUP.
    - Public Utility Service Facilities, Intensive, in all residential zones by CUP.

[5] There is no provision in the current Zoning Ordinance to allow Ski Area land uses by CUP or otherwise.

- *Section 17.25.010 and 17.25.020* (Recreational Facilities, Low-intensity [RFL] and Recreational Facilities, High-intensity [RFH]) RFL zoning would be allowable in Rural Regions and Rural Centers; RFH zoning would be "primarily located in Community Regions and Rural Centers."
    - Campground by CUP in both zones (RFL and RFH). (Campgrounds are allowed by CUP in the current zoning ordinance's Recreational Facilities zone. Although a campground may have a significant effect on biological resources, that is a potential effect of the current Zoning Ordinance and not a result of adoption and implementation of the ZOU. Therefore, this use will not be examined further.)
    - Golf Course by CUP in both zones (RFL and RFH). (Golf courses are allowed by CUP in the current zoning ordinance's Recreational Facilities zone. Although a golf course may have a significant effect on biological resources, which is a potential effect of the current Zoning Ordinance and not a result of adoption and implementation of the ZOU. Therefore, this use will not be examined further.)
    - Off-Highway Vehicle Recreation Area by CUP in both zones (RFL and RFH). (An Off-Road Vehicle Recreation Area is allowed by CUP in the current zoning ordinance's Recreational Facilities zone (Section 17.48.060.D—"Recreational uses designed for motorized vehicles"). Although this use may have a significant effect on biological resources, that is a potential effect of the current Zoning Ordinance and not a result of adoption and implementation of the ZOU. Therefore, it will not be examined further.)
    - Ski Area by CUP in both zones (RFL and RFH).
    - Health and Resort Center by AP in both zones (RFL and RFH).
    - Large Amusement Complex by CUP in RFH zone.
    - Outdoor Entertainment by CUP in RFL and administrative permit in RFH zone.
    - Hotel/Motel by CUP in RFH zone.
- *Section 17.30.060* (Hillside Development Standards) establishes standards regulating development on portions of existing lots where the natural gradient (i.e., slope) exceeds 30%. Development could proceed with an erosion and sediment control plan in place. Development would be prohibited on sites where the slope has a vertical height of 50 feet or more and exceeds 30% in slope, except "where reasonable use of an existing lot or parcel would otherwise be denied." In those cases, stricter development standards would apply.
- *Section 17.40.260* (Ranch Marketing) proposes the following uses.
    - Special events on 10-acre or larger parcel in LA zone with AP or MUP; in PA zone with use permit or by right[6], and in the AG zone with a temporary use permit or CUP.
    - Music festivals and concerts on 10-acre or larger parcel with temporary or CUP.[7]

Methods of Analysis

This DEIR analyzes whether the project (i.e., the TGPA and the ZOU) would have the potential to adversely affect existing biological resources. Because the project does not propose any site-specific

[6] The current Zoning Ordinance provides for this use upon approval of a CUP in the AP and AE zones.

[7] The current Zoning Ordinance provides for this use upon approval of a CUP in the AP and AE zones.

development activities, this analysis focuses on the potential indirect and reasonably foreseeable impacts of future development that could occur as a result of the project.

When it was reasonable to assume that a type of use could result in significant and unavoidable impacts (e.g., uses that may be allowed as a result of the ZOU and authorized under a CUP), the analysis in this DEIR has concluded that the project's effect would similarly be significant and unavoidable.

No specific level of future development was forecast during this analysis because there is no reasonable way to know how many of the uses allowable under the project may be approved in the future, and the locations of such uses cannot be known at this time.

The current General Plan is expected to result in impacts on biological resources. Each of the impact discussions under *Impacts and Mitigation Measures* first discloses the extent to which the current General Plan, through its policies and pattern of land use distribution has or is expected to have an impact on biological resources. The potential effects of the project on existing biological resources are then analyzed.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

The 2004 Final EIR for the General Plan modified these considerations to reflect the character of El Dorado County. The present DEIR will use the following considerations taken from the 2004 General Plan EIR to evaluate impacts rather than the standard Appendix G thresholds of significance.

- Result in the loss and fragmentation of wildlife habitat.
- Have a substantial adverse effect on special-status species.
- Have a substantial adverse effect on wildlife movement.

- Result in the removal, degradation, and fragmentation of sensitive habitats.

Impacts and Mitigation Measures

Impact BIO-1: Result in the loss and fragmentation of wildlife habitat (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR examined the General Plan's potential to impact habitats within the county and determined the effects would be substantial.

> Development under the General Plan would result in a substantial increase in urban development and population in the western foothill region of the county. This region supports a number of native habitats that are important to wildlife. Much of the native habitat that exists would be substantially reduced by impacts associated with adoption of the General Plan.

The 2004 General Plan EIR's determination of the extent of impacts on habitats was based on the estimated land use intensity (high, medium, or low) of the General Plan's components. It described the approach and results as follows:

> Impacts are expected to be highest in areas designated as high-intensity land uses, because buildout of land under these designations would likely result in [habitat] fragmentation and loss of the majority of the existing habitat. Medium-intensity land uses would also result in removal and fragmentation of existing habitat, but to a lesser extent than high-intensity land uses. As a result, some habitats would be expected to continue to be viable, but the quality would be diminished compared with keeping the habitat in an undisturbed condition. Low-intensity land uses would have little or no effect on existing biological resources because, in most areas, the habitats would not be substantially altered.
>
> Biological diversity is reduced when natural habitats are converted for urban, suburban and agricultural uses. This reduction is compounded by the fragmentation of contiguous natural areas into an increasing number of smaller fragments, each of which may be too small to support viable populations of all the original inhabitants. Habitat removal and fragmentation can result from parceling of the landscape into smaller lots through subdivision and subsequent grading (particularly mass grading) and development of building pads, landscaping, roads, and infrastructure.

Considering the intensity of development that would be allowable under the General Plan and the reduction in impacts that would result from implementation of its policies, the 2004 General Plan EIR concluded that the General Plan would have a significant impact.

> The policies and implementation measures included in the Open Space and Conservation Element for the [General Plan] would provide greater protection for wildlife habitat than would the measures the other three equal-weight alternatives [to the General Plan]. In addition, the land use plan and policies for this alternative would be more effective than those for the other alternatives at limiting urban sprawl, which would result in less wildlife habitat being adversely affected. Assuming that the County successfully develops and enforces the measures in the implementation program related to habitat protection, impacts could be reduced further through mitigation. However, the degree to which the implementation measures and policies would offset impacts on wildlife habitat is difficult to predict. In general, the policies serve more to guide the County in minimizing impacts when feasible methods exist than to ensure protection. Mitigation to ensure no net loss of important habitat would be developed, but there are no current assurances that implementation of such mitigation would be required by the County. As under the other equal-weight alternatives, a substantial amount of compensatory mitigation (e.g., habitat purchased by the County to be preserved in perpetuity) would be needed in addition to avoidance and minimization measures to reduce this impact below the significance threshold. This impact is considered significant.

The 2004 General Plan EIR identified five mitigation measures and concluded that impacts would be reduced, but not to a less-than-significant level "because the extent of the habitat fragmentation and habitat loss would be so severe that the proposed avoidance and compensatory mitigation could not fully mitigate the impact." The impact was therefore found to be significant and unavoidable.

The 2004 General Plan EIR included Mitigation Measure 5.9-4(b), which established the policy prohibiting development on slopes over 30%, with specific exceptions, embodied in current General Plan Policy 7.2.1.1.

The mitigation measures identified in the 2004 General Plan EIR were integrated into the policies of the adopted General Plan, as shown in Table 3.4-3.

Table 3.4-3. 2004 General Plan EIR Mitigation Measures and Adopted General Plan Policies

2004 General Plan EIR Mitigation Measures	Adopted General Plan Policies
5.12-1(i)—Replace Implementation Programs CO-E, CO-F, and CO-I with Mitigation Measure 5.12-1(d) [Develop and Implement an Integrated Natural Resources Management Plan] of the No Project Alternative	7.4.2.8 Implementation Measure CO-M
5.12-1(j)—Replace Policy CO-6b with Mitigation Measure 5.12-1(e) [Adopt a No-Net-Loss Policy and Mitigation Program for Important Habitat] of the No Project Alternative	7.4.1.6 Implementation Measure CO-U8
5.12-1(k)—Replace Policy CO-6c with Mitigation Measure 5.12-1(f) [Require Mitigation for Loss of Woodland Habitat] of the No Project Alternative	7.4.4.4 and 7.4.2.8
5.12-1(l)—Replace Policy CO-7a with Mitigation Measure 5.12-1(g) [Develop and Implement an Oak Tree Preservation Ordinance] of the No Project Alternative	7.4.5.2 "Interim Interpretive Guidelines For El Dorado County General Plan Policy 7.4.4.4 (Option A)," as amended October 12, 2007
5.12-1(m)—Remove Open Space from Mineral Resource Overlay and Prohibit Surface Mining on Land Designated as Open Space	None. The findings of fact for the EIR adopted with approval of the General Plan found Mitigation Measure 5.12-1(c) [which was identical to Measure 5.12-1(m)] to be infeasible. The findings noted that "Measure A" (a measure approved by the voters in 1984 that prohibits new mining activities within 10,000 feet of any residential, hospital, school or church use), in conjunction with the policies under Goal 7.2 (conservation of the county's significant mineral deposits), effectively precludes surface mining in open space areas. The provisions of Measure A are currently codified in County Zoning Ordinance Section 17.14.095 and are proposed to be re-codified in Section 17.29.080 of the ZOU.

[8] Measure 5.12-1(e) was revised in the EIR findings for the General Plan, but the provisions in the Final EIR were retained in the combination of Policy 7.4.1.6 and Implementation Measure CO-U.

Project Impacts

The proposed ZOU includes Zoning Ordinance Section 17.30.030.G (protection of wetlands and sensitive riparian habitat)[9] that would establish standards requiring the avoidance and minimization of impacts on wetlands and sensitive riparian habitat. These standards would apply to all ministerial and discretionary permits proposed adjacent to perennial streams, rivers, or lakes, any intermittent streams and wetlands shown on the latest U.S. Geological Survey Quad maps, and any sensitive riparian habitat within the county. Ministerial development would be required to be set back 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river, or stream. All discretionary development with the potential to impact wetlands or sensitive riparian habitat would require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less-than-significant level (this would be in addition to any required CEQA analysis). Where all impacts are not reasonably avoided, the biological resource evaluation would be required to identify mitigation measures that may be employed to reduce the significant effects. The proposed code would also establish greater setbacks from specified major lakes, rivers, and creeks within the county.

This component of the ZOU would reduce the project's potential to convert and fragment certain wildlife habitat. By establishing minimum setbacks from waterways, bands of riparian habitat would be kept protected from development. Although this code would reduce the project's potential impact (and would implement a General Plan policy that would reduce impacts of development under the General Plan as a whole), it would not ensure that sufficient habitat is maintained to avoid fragmentation.

Proposed Expansion of the Agricultural Districts

The 2004 General Plan EIR raised the concern that "[a]gricultural expansion has the potential for far greater impacts on the extent and connectivity of habitat than residential development, as a greater area of land in larger contiguous patches is generally more greatly disturbed." However, land conversion data from the FMMP does not support this concern. The conversion data for the three most recent reporting periods indicate that the amount of Other land converted to Agricultural was far outweighed by the amount of Agricultural land that converted to Other lands. The Other land category is not limited to wild land habitats as it also includes rural residential uses. Agricultural land that has been converted to Other land most probably became rural residential or other non-wild land land-use type. A certain amount of wild land habitat is being converted to agricultural use, but the amount is small, as shown in Table 3.4-4.

[9] This implements General Plan Policy 7.4.2.5.

Table 3.4-4. Conversion of Other Land to Agriculture in El Dorado County, 2004–2010

Reporting Period	Land Converted from Other Land to Agricultural Land (in acres)	Land Converted from Agricultural Land to Other Land (in acres)
2008–2010	104	1,808
2006–2008	94	1,522
2004–2006	96	1,590
Sources: Department of Conservation 2007, 2009, 2011.		

The TGPA's revisions to the Agricultural Districts expand the amount of land identified as being key to the county's agricultural economy. This does not otherwise change the existing land use designations and would not lead to fragmentation of habitat. The process of identifying the land that was added to the Agricultural Districts focused on land with agricultural value, not wild land habitats. And, inclusion in the Agricultural District boundaries does not require or impel a land owner to begin new agricultural activities on their land.

Proposed Amendment to Policy 2.2.3.1 (open space in –PD zones).

This would change the way in which future development with a –PD combining zone interacts with biological resources. Current policy applies to –PD projects of five or fewer units, multi-family, and mixed use projects. As a result, the proposal would marginally reduce the open space available next to such projects. Where the projects are on the fringe of the developed area, wildlife habitat can be adversely affected. Similarly, the switch to a 15 and 15 set aside option for HDR-PDs would increase the area that would be removed from wildlife habitat by allowing up to 15% of the development to be in private yards rather than actual open space that could be available to wildlife. This amendment would reduce the open space area available for wildlife habitat in –PD zones and thereby increase the potential to convert or fragment existing habitat. General Plan Policy 7.4.1.6 requires discretionary projects to avoid fragmenting habitat when feasible or to mitigate for the loss if avoidance is not feasible. Discretionary projects would also be subject to CEQA review that would specify the necessary mitigation in order to comply with this policy. This would be sufficient to protect habitat from fragmentation. The impact would be less than significant.

Proposed Amendment to Policy 2.4.1.5 (infill development)

This amendment would encourage infill development on sites of up to 5 acres in size in existing communities where, among other limitations, the site does not have habitat value for endangered, rare, or threatened species. Although limited to existing communities, the maximum site area eligible for infill is large enough to support habitat for special-status species. Because of the rural nature of the county, infill development of this size may have the potential to adversely affect biological resources when the project site either adjoins existing development or the site itself supports biological resources. Restricting this policy to sites without habitat for endangered, rare, or threatened species does not protect other special-status species. This impact would be significant and unavoidable.

Proposed Amendment to Policy 7.1.2.1 and Zoning Ordinance Section 17.30.060 (hillside development)

These amendments would authorize development on slopes exceeding 30% under specified circumstances. There is no specific development project being proposed at this time, and the number, size, and habitat value of sites to which the proposed amendments might be applied cannot

be known because this will depend upon the future proposals of individual land owners. However, this amendment would expand the area of the county that is suitable for development onto land that has previously been undeveloped. This would have the potential to adversely affect biological resources by authorizing development on steep slopes. It is reasonably foreseeable that this would include habitat for special-status species. General Plan Policy 7.4.2.2, which requires identification and avoidance of critical wildlife areas and mitigation corridors, would limit this impact. Implementation of Mitigation Measure BIO-1a would reduce this impact to a less-than-significant level. The measure would restrict development where special-status species habitat exists.

Proposed Zoning Ordinance Section 17.21.020 (land uses in Planned Agricultural, Rural Lands, and Resources zones)

Agricultural, Rural Lands, and Resources land uses are potentially intensive and can be reasonably foreseen to result in the conversion or fragmentation of habitat lands, with the two exceptions of Agriculture and Timber Lodging and Health Resort and Retreat Center uses. In most cases, these uses would be dependent upon approval of a discretionary CUP, minor use permit (MUP), or administrative permit (AP) that would subject the development project to CEQA analysis and mitigation. Nonetheless, some of these uses could result in reasonably foreseeable significant and unavoidable impacts on biological resources.

Agricultural and Timber Resource Lodging would be required to demonstrate to the El Dorado County Department of Agriculture and Weights and Measures that the site still meets the minimum qualifications for agricultural or grazing use under the Williamson Act, whether the site is under contract or not. This limitation should effectively limit the size and character of the lodging to uses that are compatible with agriculture and minimize the change in land use. General Plan Policy 7.4.2.2, which requires identification and avoidance of critical wildlife areas and mitigation corridors, would also limit this impact. Therefore, this impact would be less than significant.

Health Resort and Retreat Center is a proposed new use permissible in the PA, AG, and RL zones upon approval of a CUP. Unless limited in size, it could result in the conversion or fragmentation of important habitat. However, implementation of Mitigation Measure AG-1a would reduce the impact to a less-than-significant level. The measure would limit the size of Health Resort and Retreat Centers, consistent with the requirements for Bed and Breakfast Inns. With this size limitation, the potential for adverse impact on important habitat is greatly reduced. In addition, General Plan Policy 7.4.2.2, which would require identification and avoidance of critical wildlife areas and mitigation corridors, would also limit this impact.

The other land uses in Planned Agricultural, Rural Lands, and Resources zones include some uses (e.g., Feed and Farm Supply Store; Industrial, General; Off-Road Vehicle Recreation Area) that are typically intensive and could require the conversion of a substantial area whereby most or all natural habitat must be removed in order to operate as designed. Even a Ski Area, which typically retains some tree cover, would require a large dedicated base and parking area, would remove a substantial number of trees to create ski runs, and would introduce substantial new human activity to the area. Such uses would only be allowed upon prior approval of a CUP or other use permit, and such processes would be subject to CEQA and related mitigation measures. However, given that the uses would typically be located in rural areas where important habitat is most likely to exist and that the uses would require the removal of habitat from most or all of the sites, it is reasonably foreseeable that the EIR prepared for such uses could conclude that there would be one or more

significant and unavoidable impacts, including the conversion or fragmentation of habitat. This impact would be significant and unavoidable.

Proposed Zoning Ordinance Section 17.24.020 (residential R1A, R2A, R3A, and RE zones only)

A Private Recreation Area is defined under the proposed ZOU as follows:

> Recreational facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

Typically, this is an intensive land use that would be at an existing, developed site and would be allowed only upon approval of a CUP, subject to CEQA analysis and mitigation. This type of use is not necessarily so intensive that it would result in a conversion or fragmentation of habitat. However, there are reasonably foreseeable situations in which such a facility could be proposed on land adjoining an existing development that provides habitat. General Plan Policy 7.4.2.2, which requires identification and avoidance of critical wildlife areas and mitigation corridors, would limit this impact. Implementation of Mitigation Measure BIO-1b, by specifically limiting those situations in which a CUP may be granted, would ensure that conversion or fragmentation of important habitat would not occur. This measure would reduce the impact to a less-than-significant level.

Public Utility Services Facilities, Intensive (e.g., electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities) authorized in residential zones upon approval of a CUP would expand the list of uses potentially allowed in the current Zoning Ordinance. Public Utility Service Facilities, Intensive (i.e., facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services) is defined under the proposed ZOU as follows:

> Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities.

This is an intensive land use that typically requires the conversion of a substantial area and the removal of most or all natural habitat in order to operate as designed. Public Utility Service Facilities would only be allowed upon prior approval of a CUP, and such processes would be subject to CEQA analysis and mitigation. However, given that the uses would typically require the removal of important habitat if such habitat is located on the proposed site of the facilities, it is reasonably foreseeable that the EIR prepared for such use would conclude that it would have one or more significant and unavoidable impacts, including the conversion or fragmentation of habitat. This impact would be significant and unavoidable.

Proposed Zoning Ordinance Section 17.25.010 and 17.25.020 (recreational facilities in RFL and RFH zones)

Three of the recreational facility land uses in the RFL and RFH zones (i.e., Campground, Golf Course, and Off-Highway Vehicle Recreation Area) are already allowable under the existing Zoning Ordinance; any environmental impacts related to these three uses would not be the result of adopting the ZOU. However, the following additional land uses would be newly allowed in these zones as a result of the ZOU: Health and Resort Center, Ski Area, Large Amusement Complex, and Hotel or Motel. In most cases, these uses would be dependent upon approval of a CUP, MUP, or AP that would subject the development project to CEQA analysis and mitigation. However, some of

these uses could result in reasonably foreseeable significant and unavoidable impacts on biological resources.

Implementation of Mitigation Measure AG-1a would reduce the potential adverse effect of a Health and Resort Center on habitat to a less-than-significant level.

A Ski Area land use is likely to result in adverse effects on habitat despite being subject to CEQA analysis and mitigation. Although General Plan Policy 7.4.2.2 requires identification and avoidance of critical wildlife areas and mitigation corridors, the size and intensity of a typical ski area would reduce the effectiveness of this policy by removing other habitat in order to avoid those areas. The impact would be significant and unavoidable.

A Large Amusement Complex is defined in the ZOU as follows:

> Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides." Outdoor entertainment is defined as: "Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

A Large Amusement Complex is an intensive land use that typically requires buildings and parking that necessitate the removal of most or all natural habitat in order for the facility to operate as designed. Therefore, it is reasonably foreseeable that these types of developments would, despite being subject to CEQA analysis and mitigation, have a significant and unavoidable impact on habitat.

Similarly, construction of a Hotel or Motel in the RFH zone, even though subject to a discretionary CUP and related CEQA analysis and mitigation, requires facilities and parking that necessitate the removal of or fragmentation of habitat if the site is in a natural state. Therefore, it is reasonably foreseeable that Hotel or Motel development would have a significant and unavoidable impact on habitat.

Proposed Zoning Ordinance Section 17.40.260 (Ranch Marketing)

Special events for purposes of Ranch Marketing are defined in the ZOU as "events such as charitable events, promotional events, and facility rental events, where more than 50 persons are in attendance… [f]acility rental events involve the property, or portions thereof, being rented or donated for weddings, parties, company picnics, and similar social gatherings." Music festivals and concerts are not defined. These activities may be carried out without resulting in the conversion or fragmentation of important habitat when habitat avoidance and limitation on activities that would adversely affect habitat are prioritized in the design and presentation of the event. Implementation of Mitigation Measure BIO-1c would restrict certain Ranch Marketing events to areas without special-status species habitat. Implementation of this measure would reduce the impact to a less-than-significant level.

Conclusions

Impacts related to infill uses would be significant and unavoidable.

Impacts related to allowing development on 30% hillsides would be reduced to a less-than-significant level by Mitigation Measure BIO-1a.

Impacts related to Agricultural and Timber Resource Lodging uses would be less than significant.

Implementation of Mitigation Measure BIO-1b would reduce impacts associated with Private Recreation Areas to a less-than-significant level.

Impacts related to Public Utility Services Facilities authorized in residential zones upon approval of a CUP would be significant and unavoidable.

Impacts related to allowing Health and Resort Center, Ski Area, Large Amusement Complex, and Hotel or Motel in the RFL and RFH zones could result in reasonably foreseeable significant impacts on biological resources. Implementation of Mitigation Measure AG-1a would reduce the potential adverse effect of a Health and Resort Center on habitat to a less-than-significant level, but the impacts of Ski Area, Large Amusement Complex, and Hotel or Motel uses would be significant and unavoidable.

Implementation of Mitigation Measure BIO-1c would restrict certain Ranch Marketing events to areas without special-status species habitat. Implementation of this measure would reduce impacts related to Ranch Marketing uses to a less-than-significant level.

Allowing intensive land uses in Planned Agricultural, Rural Lands, and Resources zones (e.g., Feed and Farm Supply Store; Industrial, General; Off-Road Vehicle Recreation Area or Ski Area) could require the conversion of a substantial area whereby most or all natural habitat must be removed in order to operate as designed. This impact would be significant and unavoidable.

Overall, impacts related to loss and fragmentation of wildlife habitat would be significant and unavoidable.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Revise proposed Policy 7.1.2.1 and Section 17.30.060, subsections C and D, as follows.

> *Policy 7.1.2.1* Development or disturbance of slopes over 30% shall be restricted. Standards for implementation of this policy, including but not limited to a prohibition on development or disturbance where special-status species habitat is present and exceptions for access, reasonable use of the parcel, and agricultural uses shall be incorporated into the Zoning Ordinance.

Section 17.30.060, subsection C. Development Standards applicable to slopes 30 percent or greater.

Development that will result in ground disturbance on slopes 30 percent or greater with a vertical height of 50 feet or more shall be prohibited, except where reasonable use of the property would be denied, as provided in subsection E, or the activity is exempt under subsection D, below.

Any development allowed on slopes 30 percent or greater with a vertical height of less than 50 feet shall require a grading or building permit and shall include an erosion and sediment control plan in compliance with the County Grading Design Manual. Development shall be prohibited where ground disturbance would adversely affect important habitat through conversion or fragmentation and shall comply with the provisions of General Plan Policy 7.4.1.6 regarding avoidance of important habitats. In order to demonstrate that adverse effects on important habitat will be avoided, the development proponent shall submit an independent Biological

Resources Study, to be prepared by a qualified biologist, which examines the site for important habitat consistent with General Plan Implementation Measure CO-U.

Where required by the Grading Design Manual, technical studies from qualified professionals, such as soils or geotechnical reports to assess the erosion potential or slope stability may be required. Recommendations for erosion control or slope stabilization measures contained in the technical reports shall be implemented as a requirement of the grading or building permit. A surety bond, cash deposit or other security acceptable to the county may be required to ensure that long term erosion control measures, such as slope landscaping, are permanently established.

Section 17.30.060, subsection D. Exemptions.

The following types of development are exempt from the provisions of this Section:

1. Development that will avoid disturbance of slopes 30 percent or greater;

~~2. Development on slopes 30 percent or greater which are less than 50 feet in vertical height;~~

~~3~~2. Construction of public or private streets and roads, emergency vehicle access or driveways;

~~4~~3. Development approved prior to the adoption of this ordinance which has identified the extent of allowable development. These include approved variances, tentative and final subdivision and parcel maps, planned developments or other actions;

~~5~~4. Disturbance of existing artificial slopes created under a permit issued by the county or for which a permit was not required at the time the slopes were created;

~~6~~5. Repair of existing infrastructure, or replacement or repair of existing structures in substantially the same footprint;

~~7~~6. Disturbance on slopes necessary for public safety, such as ~~removal of poisonous or noxious plants,~~ controlled removal or thinning of vegetation as part of a fire protection program when not adversely affecting habitat, or other public safety purpose;

~~8~~7. Development of a public trail comprising a component of the county's regional parks and trails master plans;

~~9~~8. Projects located in the Tahoe Basin. Such projects are subject to the policies and regulations of the Tahoe Regional Planning Agency Code of Ordinances;

~~10~~9. Underground utilities with accessory above ground components, utility poles and guy wires, and other similar features;

~~11~~10. Agricultural activities that utilize BMPs, as recommended by the County Agricultural Commission and adopted by the Board.

Mitigation Measure BIO-1b: Limit the approval of Private Recreation Areas

Add a footnote to Table 17.24.020 at the matrix entries for Private Recreation Area under the R1A, R2A, R3A, and RE zones to read as illustrated below.

Use Type	R1A	R2A	R3A	RE
Private Recreation Area	PD/CUP[3]	PD/CUP[3]	PD/CUP[3]	PD/CUP[3]

[3] Allowed only where the project site has no value as habitat for special-status animal and plant species identified on the most recent California Natural Diversity Database list for El Dorado County, and is consistent with General Plan Policy 7.4.1.6 regarding avoidance of important habitats.

Mitigation Measure BIO-1c: Limit music festivals and concerts

Add a footnote to Table 17.40.260.2 at the matrix entries for the LA and PA zones, as follows:

Use Type	LA	PA
Music festivals & concerts	T/CUP[1]	T/CUP[1]

[1] Allowed only where the project site has no value as habitat for special-status animal and plant species identified on the most recent California Natural Diversity Database list for El Dorado County, and is consistent with General Plan Policy 7.4.1.6 regarding avoidance of important habitats.

Add a footnote to Table 17.40.260.2 at the matrix entries for the AG zones, as follows.

Use Type	AG (160+acres)	AG (40 160 acres)	AG (less than 40 acres)
Music festivals & concerts	T/CUP[1]	T/CUP[1]	T/CUP[1]

[1] Allowed only where the project site has no value as habitat for special-status animal and plant species identified on the most recent California Natural Diversity Database list for El Dorado County, and is consistent with General Plan Policy 7.4.1.6 regarding avoidance of important habitats.

Impact BIO-2: Have a substantial adverse effect on special-status species (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR found that "[d]evelopment of and increases in urban, agricultural, and mined areas under the General Plan would lead to loss of habitat and loss of individuals of both special-status plants and animals." The 2004 General Plan EIR noted that the General Plan "would significantly affect special-status plants and special-status animals. Significant impacts would be attributed mostly to losses of habitat for special-status species that result from existing and projected land uses and population." The 2004 General Plan EIR discussed the fact that various special-status species, including plants reliant upon gabbro soils, are known to inhabit areas designated in the General Plan for high- and medium-intensity land uses. Although General Plan designations for Open Space (OS) and the Ecological Preserve and –IBC overlays would offer some protection for these species, the designations do not cover all of the existing habitat and "the policies and implementation measures for [the General Plan] do not provide assurance that this impact would be reduced to less-than-significant." The 2004 General Plan EIR made the following conclusion.

> With implementation of [Mitigation Measures 5.12-1(d) and (e) of the No Project Alternative], impacts would be reduced, but not to a less-than-significant level because the amount and location of proposed development is such that impacts on special-status species could not be avoided and the

amount of habitat to support remaining populations would not be sufficient to ensure that local extirpation would not occur.

The 2004 General Plan EIR identified two mitigation measures for this impact. The measures and the corresponding General Plan policies are illustrated in Table 3.4-5.

Table 3.4-5. 2004 General Plan EIR Mitigation Measures and Adopted General Plan Policies

2004 General Plan Mitigation Measures	Adopted General Plan Policies
5.12-1(d)—Develop and Implement an Integrated Natural Resources Management Plan	7.4.2.8 and Implementation Measure CO-M
5.12-1(e)—Adopt a No-Net-Loss Policy and Mitigation Program for Important Habitat	7.4.1.6 Implementation Measure CO-U[10]

Project Impacts

The components of the project identified under *Impact Mechanisms* relate to this impact (i.e., Impact BIO-2). The discussion under Impact BIO-1 also applies to this impact.

Proposed amendment to Policy 2.2.3.1 (open space in –PD zones)

This amendment would reduce the open space area available for wildlife habitat in –PD zones and thereby increase the potential to adversely affect special-status species. General Plan Policy 7.4.1.6 requires discretionary projects to avoid fragmenting habitat when feasible or to mitigate for the loss if avoidance is not feasible. Discretionary projects would also be subject to CEQA review that would specify the necessary mitigation in order to comply with this policy. This would be sufficient to protect habitat from fragmentation. This impact would be less than significant.

Proposed amendment to Policy 2.4.1.5 (infill development)

This proposed amendment would encourage infill development on sites of up to 5 acres in size in existing communities where, among other limitations, the site does not have habitat value for endangered, rare, or threatened species. Although limited to existing communities, the maximum site area eligible for infill is large enough to support habitat for special-status species. Restricting this policy to sites without habitat for endangered, rare, or threatened species does not protect other special-status species. This impact would be significant and unavoidable.

Proposed amendment to Policy 7.1.2.1 and Zoning Ordinance Section 17.30.060 (hillside development)

The amendments would authorize development on slopes exceeding 30% under specified circumstances. There is no specific development project being proposed at this time, and the number, size, and habitat value of sites to which the proposed amendments might be applied cannot be known because this will depend upon the future proposals of individual land owners. However, this amendment would expand the area of the county that is suitable for development onto land that has previously been undeveloped. It is reasonably foreseeable that this will include areas supporting

[10] Measure 5.12-1(e) was revised in the findings for the 2004 General Plan EIR, but the provisions in the Final EIR were retained in the combination of Policy 7.4.1.6 and Implementation Measure CO-U.

special-status species. Implementation of Mitigation Measure BIO-1a would reduce this impact to a less-than-significant level.

Proposed Zoning Ordinance Section 17.21.020 (land uses in Agricultural, Rural Lands, and Resources zones)

Agricultural, Rural Lands, and Resources land uses are potentially intensive and can be reasonably foreseen to affect special-status species, with the exception of Agricultural and Timber Resource Lodging and Health Resort and Retreat Center uses.

Agricultural and Timber Resource Lodging would be required to demonstrate to the El Dorado County Department of Agriculture and Weights and Measures that the site still meets the minimum qualifications for agricultural or grazing use under the Williamson Act, whether the site is under contract or not. This limitation should effectively limit the size and character of the lodging to uses that are compatible with agriculture and minimize the change in land use. This impact would be less than significant.

Health Resort and Retreat Center is a proposed new use permissible in the PA, AG, and RL zones upon approval of a CUP. Unless limited in size, it could result in conflicts with special-status species. However, implementation of Mitigation Measure AG-1a would reduce the impact to a less-than-significant level. The measure would place reasonable size restrictions on centers consistent with the requirements for Bed and Breakfast Inns. With this size limitation, the potential for adverse impact on special-status species is greatly reduced.

The other land uses in Planned Agricultural, Rural Lands, and Resources zones include some uses (e.g., Feed and Farm Supply Store; Industrial, General; Off-Road Vehicle Recreation Area) that are typically intensive and could require the conversion of a substantial area whereby most or all natural habitat must be removed in order to operate as designed. Even a ski area, which typically retains some tree cover, requires a large dedicated base and parking area, would remove a substantial number of trees to create ski runs, and would introduce substantial new human activity to the area. Such uses would only be allowed upon prior approval of a CUP or other use permit, and such processes would be subject to CEQA and related mitigation measures. However, given that the uses would typically be located in rural areas where special-status species are most likely to exist and that the uses would require the removal of habitat from most or all of the sites, it is reasonably foreseeable that the EIR prepared for such uses would conclude that there would be one or more significant and unavoidable impacts, including adverse impacts on special-status species. This impact would be significant and unavoidable.

Proposed Zoning Ordinance Section 17.24.020 (residential R1A, R2A, R3A, and RE zones only)

A Private Recreation Area is defined under the proposed ZOU as follows.

> Recreational facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

Typically, this is an intensive land use that would be at an existing, developed site and would be allowed only upon approval of a CUP, subject to CEQA analysis and mitigation. This type of use is not necessarily so intensive that adverse effects on special-status species could not be avoided through facility design. However, there are reasonably foreseeable situations in which such a facility could be proposed on land adjoining an existing development that supports special-status species.

Implementation of Mitigation Measure BIO-1b, by specifically limiting those situations in which a CUP may be granted, would ensure that in those situations adverse impacts on special-status species would be avoided. This measure would reduce the impact to a less-than-significant level.

Public Utility Service Facilities, Intensive (i.e., facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services) is defined under the proposed ZOU as follows.

> Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities.

This is an intensive land use that typically requires the conversion of a substantial area and the removal of most or all natural habitat in order to operate as designed. Public Utility Service Facilities would only be allowed upon prior approval of a CUP, and such processes would be subject to CEQA analysis and mitigation. However, given that the uses would typically require the removal of important habitat if such is located on the proposed site of the facilities, it is reasonably foreseeable that the EIR prepared for such use would conclude that it would have significant and unavoidable impacts on special-status species supported by that habitat. This impact would be significant and unavoidable.

Proposed Zoning Ordinance Section 17.25.010 and 17.25.020 (recreational facilities in RFL and RFH zones)

Three of the recreational facility land uses in the RFL and RFH zones (i.e., Campground, Golf Course, and Off-Highway Vehicle Recreation Area) are already allowable under the existing Zoning Ordinance; any environmental impacts related to these three uses would not be the result of adopting the ZOU. However, the following additional land uses would be newly allowed in these zones as a result of the ZOU: Health and Resort Center, Ski Area, Large Amusement Complex, and Hotel or Motel.

Implementation of Mitigation Measure AG-1a would reduce the potential adverse effect of a Health and Resort Center on special-status species to a less-than-significant level.

A Ski Area land use is likely to result in adverse effects on special-status species despite being subject to CEQA analysis. This would have a significant and unavoidable effect.

A Large Amusement Complex is defined in the ZOU as follows.

> Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides." Outdoor entertainment is defined as: "Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

A Large Amusement Complex is an intensive land use that typically requires buildings and parking that necessitate the removal of most or all natural habitat in order for the facility to operate as designed. Therefore, it is reasonably foreseeable that these types of developments would, despite being subject to CEQA analysis and mitigation, have a significant and unavoidable impact on special-status species reliant upon that habitat.

Similarly, construction of a hotel or motel in the RFH zone, even though subject to a discretionary CUP and related CEQA analysis and mitigation, requires facilities and parking that necessitate the removal of or fragmentation of habitat if the site is in a natural state. Therefore, it is reasonably

foreseeable that Hotel or Motel development would have a significant and unavoidable impact on special-status species reliant upon that habitat.

Proposed Zoning Ordinance Section 17.40.260 (Ranch Marketing)

Special events for purposes of Ranch Marketing are defined in the ZOU as "events such as charitable events, promotional events, and facility rental events, where more than 50 persons are in attendance… [f]acility rental events involve the property, or portions thereof, being rented or donated for weddings, parties, company picnics, and similar social gatherings." Music festivals and concerts are not defined. These activities may be carried out without resulting in the conversion or fragmentation of important habitat when habitat avoidance and limitation on activities that would adversely affect habitat are prioritized in the design and presentation of the event. Implementation of General Plan Policy 7.4.2.2 would protect critical wildlife areas, and implementation of Mitigation Measures BIO-1c and BIO-2 would strengthen protection of special-status species by further restricting Ranch Marketing events. Implementation of these measures would reduce the impact to a less-than-significant level.

Conclusions

Impacts related to infill uses would be significant and unavoidable.

Impacts related to allowing development on 30% hillsides would be reduced to a less-than-significant level by Mitigation Measure BIO-1a.

Impacts related to Agricultural and Timber Resource Lodging uses would be less than significant.

Impacts related to Health Resort and Retreat Centers would be reduced to a less-than-significant level by implementation of Mitigation Measure AG-1a.

Implementation of Mitigation Measure BIO-1b would reduce impacts associated with Private Recreation Areas to a less-than-significant level.

Impacts related to Public Utility Services Facilities authorized in residential zones upon approval of a CUP would be significant and unavoidable.

Impacts related to allowing Health and Resort Center, Ski Area, Large Amusement Complex, and Hotel or Motel in the RFL and RFH zones could result in reasonably foreseeable significant impacts on biological resources. Implementation of Mitigation Measure AG-1a would reduce the potential adverse effect of a Health and Resort Center on habitat and special status species reliant on that habitat to a less-than-significant level, but the impacts of Ski Area, Large Amusement Complex, and Hotel or Motel uses would be significant and unavoidable.

Implementation of Mitigation Measure BIO-1c would restrict certain Ranch Marketing events to areas without special-status species habitat and implementation of Mitigation Measure BIO-2 would strengthen protection of special-status species by further restricting Ranch Marketing events. Implementation of theses measure would reduce impacts related to Ranch Marketing uses to a less-than-significant level.

Allowing intensive land uses in Planned Agricultural, Rural Lands, and Resources zones (e.g., Feed and Farm Supply Store; Industrial, General; Off-Road Vehicle Recreation Area or Ski Area) could require the conversion of a substantial area. Therefore, it is reasonably foreseeable that these types of developments would, despite being subject to CEQA analysis and mitigation, have a significant

and unavoidable impact on special-status species reliant upon that habitat. This impact would be significant and unavoidable.

Overall, effects on special-status species would be significant and unavoidable.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Mitigation Measure BIO-1b: Limit the approval of Private Recreation Areas

Mitigation Measure BIO-1c: Limit music festivals and concerts

Mitigation Measure BIO-2: Return event site to pre-event condition

Amend Section 17.040.260.F.1.e. as follows.

e. Special Events. Special events, subject to the following limitations:

(1) Total of 24 events per calendar year.

(2) Maximum capacity of 250 persons at one time.

(3) Special events shall be limited in time duration to 48 hours, and the event site shall be returned to its pre-event condition after each use.

(4) The total number of special events shall be limited to the number provided in this paragraph and shall not be cumulative if a lot also qualifies for events under Paragraph I.4 or Section 17.40.400 (Wineries).

(5) Special events may be held throughout the year and are not limited to the harvest season.

Impact BIO-3: Have a substantial adverse effect on wildlife movement (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR found that the General Plan would have a significant and unavoidable impact on wildlife movement. It summarized the concerns and the General Plan's impact mechanisms as follows.

> Urban development in western El Dorado County under the General Plan would substantially reduce the ability of terrestrial wildlife to move unimpeded through this region. The increased population would result in additional barriers to wildlife such as fencing, roadways, and more vehicular traffic. Development under the General Plan could also result in impacts on aquatic habitat, such as diversion of streamflows, that could impede movement by native fishes.
>
> Many wildlife species move from one location to another to areas that provide suitable cover, foraging habitat, and breeding habitat. Wildlife movement can be divided into two broad categories: long-distance seasonal migration between winter and summer habitats, and regular short-distance movements within home ranges or territories. Allowing animals to move unimpeded increases their chances of survival and reproductive success and enhances opportunities for genetic interchange between populations.

Landscape-level impacts on terrestrial wildlife movement commonly occur when large areas of contiguous habitat become fragmented. Movement of resident fishes can also be affected by fragmentation when it results in surface water degradation or diversion of streamflows. Fragmentation in the foothills of the Sierra Nevada usually results when the landscape is parceled into smaller lots through subdivision. Adverse effects on wildlife movement can result even from relatively low-density residential development and become increasingly problematic at lot sizes less than 10 acres per unit.

Preserving connectivity between large areas of natural habitat is a key to maintaining opportunities for wildlife movement. Natural linkages often exist in the form of riparian corridors, canyon bottoms, and ridgelines. But connectivity is not just corridors; habitat linkages are best provided by maintaining a permeable landscape, one that permits the uninhibited movement of wildlife species across large distances. Connectivity, as it relates to wildlife movement, is afforded more by the suitability of the overall landscape matrix than by the presence or absence of discrete corridors (citation). To protect opportunities for wildlife movement in areas that are becoming increasingly urbanized, it is essential to preserve a permeable landscape and to ensure, wherever possible, that major movement corridors continue to function unobstructed by roads, fencelines, and other barriers.

Many areas in western El Dorado County could be described as important wildlife corridors. Riparian zones and canyons that currently serve as important corridors for local movement by terrestrial wildlife species include: South Fork American River, Weber Creek, Deer Creek, Big Canyon Creek, Middle Fork Cosumnes River, Camp Creek, and North Fork Cosumnes River. Important movement corridors for migratory deer have been identified by CDFG ([2004 EIR] Exhibits 5.12-15 through 5.12-17). Under CEQA, impacts are considered significant when they result in substantial interference with the movement of any native resident or migratory species. Therefore, significant impacts could result from actions that substantially isolate wildlife populations or eliminate opportunities for wildlife to reach important habitat for their survival and reproduction.

Important migratory-deer-herd habitat identified by CDFG includes summer, winter, fawning, and holding habitats. Important summer, fawning, and holding areas are found at higher elevations in the eastern and central portions of the county on land that is predominantly under USFS jurisdiction. Important summer habitat is located at lower elevations on both jurisdictional and USFS land, but areas between winter and summer habitat are designated largely for low-intensity land uses under each equal-weight alternative. Because future and existing development would be concentrated at lower elevations on the west slope through 2025, development in areas that link important winter and summer habitat may not be substantially affected. By buildout, however, urban development could progress up the west slope enough to encroach on important deer-herd habitat; at this point, the density of housing and associated development (e.g., fencing, roadways) could substantially impede the movement of migratory deer.

Potentially significant effects are expected on wildlife movement in the western third of El Dorado County where development pressure is heaviest. As this region becomes increasingly urbanized, uninhibited movement by wildlife would become more difficult because of new urban and agricultural development. Secondary obstructions and disturbances, such as fencing, lighting, roadways, traffic, and domestic pets, would also adversely affect wildlife movement opportunities. U.S. 50, which bisects the county, and development adjacent to the highway already limits north-south wildlife movement in western El Dorado County.

Although not explicitly stated in the above discussion, the 2004 General Plan EIR noted the development of approximately 32,500 new housing units as would eventually be allowed under the General Plan would adversely affect wildlife movement, despite the General Plan's concentration of high- and medium-density land uses in the Community Regions and Rural Centers. The 2004 General Plan EIR called out the General Plan's extensive use of the Important Biological Corridor (–IBC) overlay as a potentially useful tool to provide connectivity, but qualified the statement by pointing out that "[d]epending upon the strength of the standards, the –IBC overlay could have

varying degrees of success toward achieving its objectives." It concluded that "[e]ven with the –IBC, the degree to which wildlife movement corridors would ultimately be protected is uncertain because of the amount of development expected during the planning horizon" (El Dorado County 2004).

The 2004 General Plan EIR identified one mitigation measure for this impact. The measure and the corresponding General Plan policies are illustrated in Table 3.4-6.

Table 3.4-6. 2004 General Plan EIR Mitigation Measures and Adopted General Plan Policies

2004 Mitigation Measure	Adopted General Plan Policies
5.12-1(d)—Develop and Implement an Integrated Natural Resources Management Plan	7.4.2.8 Implementation Measure CO-M

Project Impacts

General Plan Policy 7.4.2.2 provides that where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. This policy is applicable to discretionary projects and would reduce the effects of the project's impact mechanisms.

General Plan Policy 7.4.2.9 provides that the -IBC overlay will be applied to lands identified as having high wildlife habitat values because, among other criteria, of their connectivity. The policy establishes broad standards for future development that are intended to avoid impacts on biological corridors. Although this would reduce the project's impact in this regard, the ordinance containing the specific standards necessary to implement this policy vision has yet to be adopted by the County. As a result, the policy would have a limited effect in mitigating the impacts of the project.

The proposed ZOU includes new Zoning ordinance Section 17.30.030.G (protection of wetlands and sensitive riparian habitat) that would require the avoidance and minimization of impacts on wetlands and sensitive riparian habitat. These requirements would apply to all ministerial and discretionary permits proposed adjacent to perennial streams, rivers, or lakes; any intermittent streams and wetlands shown on the latest U.S. Geological Survey Quad maps; and any sensitive riparian habitat within the county. Ministerial development would be required to be set back 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river, or stream. All discretionary development with the potential to impact wetlands or sensitive riparian habitat would require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less-than-significant level (this would be in addition to any required CEQA analysis). Where all impacts are not reasonably avoided, the biological resource evaluation would be required to identify mitigation measures that may be employed to reduce the significant effects. The proposed code would also establish greater setbacks from the county's major lakes, rivers, and creeks.

Riparian corridors are commonly used by wildlife to move through the landscape. By establishing minimum setbacks from waterways, bands of riparian habitat would be kept from development. As a result, this component of the ZOU would reduce the project's potential to interfere with wildlife

movement along rivers, creeks, and streams, including some intermittent streams. Although this would reduce the project's potential impact, it would not ensure that sufficient area is available along these waterways so that they will remain useful movement corridors for wildlife. Further, it would not avoid impacts on wildlife corridors that are not within riparian areas.

Impact BIO-3 is concerned with the ability of wildlife to move freely through the landscape. This is related to the loss and fragmentation of habitat (see Impacts BIO-1 and BIO-4) in that continuous habitat provides the best corridors for wildlife movement. All of the project components described as significant and unavoidable under Impact BIO-1 would also be significant and unavoidable under Impact BIO-4.

Overall, Impact BIO-3 would be a greater effect than the project impacts described in Impact BIO-1 in that impacts related to Ranch Marketing would be reduced with implementation of Mitigation Measures BIO-1c, and BIO-2, but not to a less-than-significant level, as special events, music festivals, and concerts would potentially affect wildlife movement on adjoining lands as a result of the noise, traffic, and lighting that are typically associated with these activities.

Impacts related to wildlife movement would be significant and unavoidable.

Mitigation Measure BIO-1c: Limit music festivals and concerts

Mitigation Measure BIO-2: Return event site to pre-event condition

Impact BIO-4: Result in the removal, degradation, and fragmentation of sensitive habitats (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR found that the General Plan would have a significant and unavoidable impact under this environmental issue. The 2004 General Plan EIR summarized the key concerns and general impact mechanisms as follows.

> Sensitive habitats located in western El Dorado County and are discussed below include aspen, montane and valley-foothill riparian habitat, valley oak woodland, wet meadow, and vernal pools. These habitats and their analogous classifications in the CNDDB have been identified as rare and worthy of consideration by CDFG (citation)[11]. Sensitive habitats that include aquatic components or meeting the regulatory definition of wetlands may receive protection under the federal Clean Water Act and/or §1600 of the California Fish and Game Code. Section 404 of the Clean Water Act prohibits the filling of jurisdictional waters of the United States without a permit. Activities that would alter riparian habitat and lakes, rivers, and streams are regulated by CDFG. Pursuant to §§1600 through 1603 of the California Fish and Game Code, CDFG has regulatory authority over all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports wildlife resources. CDFG's jurisdiction extends to watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.
>
> Sensitive habitats are found throughout El Dorado County. Montane riparian and wet meadow are found predominantly on USFS land in the eastern and central regions of the county. A total of 700 acres of montane riparian habitat and 8,600 acres of wet meadow have been identified in the county.

[11] This statement is no longer correct. The CNDDB lists the following habitats for El Dorado County: Sacramento-San Joaquin Foothill/Valley Ephemeral Stream, Central Valley Drainage Spring Stream, Central Valley Drainage Resident Rainbow Trout Stream, Central Valley Drainage Hardhead/Squawfish Stream, Sphagnum Bog, and Fen.

> Valley-foothill riparian habitat is found along rivers, creeks, and lakes at lower elevations. Vernal pools and valley oak woodland are also found primarily at lower elevations and usually on flat terrain. There are 3,300 acres of valley oak woodland in the county, where it is often located along slow-moving watercourses and in flat river valleys.
>
> Potential impacts on valley oak woodland, wet meadow, and montane riparian habitats were assessed by analyzing GIS layers and land use designations (i.e., land use intensity). For sensitive habitats not mapped countywide in a GIS format (i.e., valley-foothill riparian and vernal pools), impacts were assessed by analyzing impacts on major habitat types that they are commonly associated with in regions of the county where they are most likely to occur. Impacts on aspen were determined to be less than significant and are not discussed further because this habitat is limited almost entirely to USFS land and the Lake Tahoe Basin. Proposed policies were evaluated to determine whether they would avoid, minimize, or increase impacts on sensitive habitats.
>
> Direct impacts on sensitive habitats would include removal, degradation, or fragmentation associated with urban and agricultural conversion. Activities ancillary to development such as the culverting, lining, or piping of streams can also have direct impacts on sensitive habitat. These impacts are summarized in Chapter 5.5, Water Resources (see [2004 EIR] Table 5.5-12). Secondary impacts on sensitive habitats would include degradation related to the increase in the human population (e.g., incompatible recreational use), competition from introduced invasive nonnative species, expansion or introduction of livestock grazing, and effects on water quality such as increased sedimentation, erosion, and pollution.
>
> The [General Plan] considered in this EIR would rely heavily on avoidance measures to mitigate the effect of the General Plan, as opposed to compensatory mitigation. Avoidance of sensitive habitat can be problematic in El Dorado County because a thorough inventory of such habitats has not been completed. Protection of sensitive habitats would be addressed by the County on discretionary projects. However, this project-by-project approach to sensitive habitat protection often results in piecemeal mitigation and fragmentation. Adequate protection for sensitive habitats in El Dorado County is more likely to be achieved when a regional or watershed-based approach is taken to identifying and mitigating impacts on sensitive habitat.

The 2004 General Plan EIR went on to conclude the following.

> The policies and implementation measures under [the General Plan] would reduce impacts on sensitive habitats, but not to less-than-significant levels, because even the most protective policies (e.g., Policy CO-3f[12]) would require no more than 1:1 replacement for sensitive habitat. As discussed previously, replacing relatively pristine wetlands with created (i.e., artificial) wetlands does not fully compensate for the impact. The relevant measures in the Implementation Program (i.e., Measures CO-C, CO-F, CO-I, and CO-J) outline programs that could be successful at mitigating impacts, but do not include specific standards that would allow the effectiveness of these measures to be predicted. This impact is considered significant.

The 2004 General Plan EIR identified three mitigation measures for this impact. The measures and the corresponding General Plan policies are illustrated in Table 3.4-7.

[12] This was adopted in Implementation Measure CO-U.[13] Measure 5.12-1(e) was revised in the EIR findings for the General Plan, but the provisions in the Final EIR were retained in the combination of Policy 7.4.1.6 and Implementation Measure CO-U.

Table 3.4-7. 2004 General Plan EIR Mitigation Measures and Adopted General Plan Policies

2004 Mitigation Measures	Adopted General Plan Policies
5.12-1(d)—Develop and Implement an Integrated Natural Resources Management Plan	7.4.2.8 Implementation Measure CO-M
5.12-1(e)—Adopt a No-Net-Loss Policy and Mitigation Program for Important Habitat	7.4.1.6 Implementation Measure CO-U[13]
5.12-3(b)—Apply -IBC Overlay to Lands Identified as Having High Wildlife Habitat Values Modify Implementation Measure CO-E	2.2.2.8, 7.3.3.4[14], 7.4.2.9 Implementation Measure CO-N
5.12-1(d)—Develop and Implement an Integrated Natural Resources Management Plan	7.4.2.8 Implementation Measure CO-M

Project Impacts

Impact BIO-4 is distinguished from Impact BIO-1 by applying more broadly to "sensitive habitat" rather than the "wildlife habitat" specifically and by considering habitat degradation in addition to its loss. All of the project components described as significant and unavoidable under Impact BIO-1 would also be significant and unavoidable under Impact BIO-4.

Overall, Impact BIO-4 would have a greater effect than the project impacts described in Impact BIO-1. The impact of the following project component was found to be less than significant with mitigation under Impact BIO-1. After taking habitat degradation into consideration, the impact under Impact BIO-4 would be significant and unavoidable.

Proposed amendment to Policy 7.1.2.1 and Zoning ordinance Section 17.30.060 (hillside development)

Although the impact would be reduced by Mitigation Measure BIO-1a, additional development on steep slopes would potentially result in a degradation of the habitat adjoining that development.

Proposed Zoning Ordinance Section 17.24.020 (conditional uses on large lot residential zones)

Where a private recreation area abuts sensitive habitat, development of the private recreation area would potentially result in the degradation of the abutting sensitive habitat as a result of noise and incidental encroachments.

Proposed Zoning Ordinance Section 17.40.260 (Ranch Marketing)

Special events, music festivals, and concerts, despite the moderating effect of Mitigation Measures BIO-1c and BIO-2, would potentially degrade sensitive habitat on adjoining lands as a result of the noise, traffic, incidental encroachment, and lighting that are typically associated with these activities.

The mitigation measures identified in Impact BIO-1 would reduce the project's impacts relative to the removal, degradation, and fragmentation of sensitive habitats, but the impact would be significant and unavoidable.

[13] Measure 5.12-1(e) was revised in the EIR findings for the General Plan, but the provisions in the Final EIR were retained in the combination of Policy 7.4.1.6 and Implementation Measure CO-U.

[14] The modifications to "Measure CO-E" were included in Policy 7.3.3.4 in the adopted General Plan.

As discussed above, the proposed ZOU includes new Zoning Ordinance Section 17.30.030.G (protection of wetlands and sensitive riparian habitat) that would require the avoidance and minimization of impacts on wetlands and sensitive riparian habitat. Riparian corridors and wetlands are two types of sensitive habitats that would be given some protections by this new code. By establishing minimum setbacks from waterways, bands of riparian habitat would be kept from development, reducing the potential for that habitat type to be fragmented. As a result, this component of the ZOU would reduce the project's potential impact on sensitive habitat along rivers, creeks, and streams. However, it would not avoid impacts on sensitive habitats that are not within riparian areas. Therefore, it would not reduce this impact of the project to a less-than-significant level.

Implementation of Mitigation Measures BIO-1, BIO-1b, BIO-1c, and BIO-2 would reduce this impact, but not to a less-than-significant level. Impacts of removal, degradation, and fragmentation of sensitive habitats would be significant and unavoidable.

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Mitigation Measure BIO-1b: Limit the approval of Private Recreation Areas

Mitigation Measure BIO-1c: Limit music festivals and concerts

Mitigation Measure BIO-2: Return event site to pre-event condition

3.5 Cultural Resources

3.5.1 Existing Conditions

Regulatory Setting

Federal

National Historic Preservation Act

The National Historic Preservation Act does not directly regulate cultural or historic resources at the local level. This federal law applies only to the actions of federal agencies. However, one aspect of federal law, the National Register of Historic Places (NRHP), maintained by the Secretary of the Interior, does interact with local activities through CEQA. Resources that are included in or eligible for inclusion in the NRHP are also considered to be significant historical resources under CEQA.

For a property to be considered for inclusion in the NRHP, it must be at least 50 years old and meet the criteria for evaluation set forth in 36 CFR Part 60.4.

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of design, setting, materials, workmanship, feeling, and association and:
>
> (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> (b) That are associated with the lives of persons significant in our past; or
>
> (c) That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> (d) That have yielded, or may be likely to yield, information important in prehistory or history.

State

California Environmental Quality Act

CEQA requires state public agencies to evaluate the implications of their project(s) on the environment and includes significant historical resources as part of the environment. According to CEQA, a project that causes a substantial adverse change in the significance of a historical resource has a significant effect on the environment (CCR 14 Section 15064.5; PRC Section 21098.1). CEQA defines a *substantial adverse change* as, "Physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (CCR 14 Section 15064.5[b][1]).

The State CEQA Guidelines (CCR 14 Section 15064.5[b][2]) describe the being *materially impaired* as follows.

> (2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [CRHR]; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in an historical resources survey meeting the requirements of PRC Section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the [California Register of Historic Resources (CRHR)] as determined by a lead agency for purposes of CEQA.

The term *historical resource* includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of PRC (PRC Section 5020.1[j]). Historical resources may be designated as such through three different processes.

1. Official designation or recognition by a local government pursuant to local ordinance or resolution (PRC Section 5020.1[k]).
2. A local survey conducted pursuant to PRC Section 5024.1(g).
3. The property is listed in or eligible for listing in the [NRHP] (PRC Section 5024.1[d][1]).

To be eligible for listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria (CCR 14 Section 4852).

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important in prehistory or history.

Public Resources Code Section 21083.2 and State CEQA Guidelines Section 150164.5 establish three categories by which a resource may qualify as historically significant.

- Mandatory resources (those on or eligible for the California Register of Historical Resources).
- Presumptive resources (those on a local historic list or register).
- Discretionary resources (those determined by the lead agency to be worthy of historic preservation).

The Public Resources Code also requires the lead agency to determine whether or not the project will have a significant effect on unique *archaeological resources* (PRC Section 21083.2[a]). In most situations, resources that meet the definition of a unique archaeological resource also meet the definition of historical resource. As a result, it is current professional practice to evaluate cultural resources for significance based on their eligibility for listing in the CRHR.

Tribal Consultation

California Planning Law requires that local governments "provide opportunities for the involvement of" California Native American Indian tribes during the preparation or amendment of a general plan (Government Code Section 65351). Government Code Sections 65352.3 and 65352.4 describe the separate requirement that local governments undertake a formal consultation with California Native American tribes that are on the contact list maintained by the Native American Heritage Commission for the purpose of discussing protections for cultural resources that are important to the tribes. Government Code Section 65560 provides that land designated open space on a general plan can include lands with cultural resources of importance to the tribes.

These notice and consultation requirements are separate from CEQA.

Discovery of Human Remains

Section 7050.5 of the California Health and Safety Code (CHSC) states the following in regard to the discovery of human remains.

(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the California Public Resources Code. The provisions of this subdivision shall not apply to any person carrying out an agreement developed pursuant to subdivision (l) of Section 5097.94 of the [PRC] or to any person authorized to implement Section 5097.98 of the Public Resources Code.

(b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Pubic Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

(c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (CHSC Section 7050.5).

Of particular note to cultural resources is subsection (c), requiring the coroner to contact the NAHC within 24 hours if discovered human remains are determined to be Native American in origin. After notification, NAHC will follow the procedures outlined in PRC Section 5097.98, which include notification of most likely descendants (MLDs), if possible, and recommendations for treatment of the remains. The MLD will have 24 hours after notification by the NAHC to make a recommendation (PRC Section 5097.98). In addition, knowing or willful possession of Native American human remains or artifacts taken from a grave or cairn is a felony under state law (PRC Section 5097.99).

Local

El Dorado County General Plan

The Conservation Element of the County General Plan contains numerous policies, objectives, and implementation measures for the protection of cultural resources.

Policy 2.1.2.4: Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.

Policy 2.4.1.3: All properties located within the historic townsite known as Clarksville shall be designated on the zoning maps as Design Historic (-DH) combining zone district.

Policy 2.2.5.20: All non-residential development, all subdivisions, residential development on existing legal lots involving any structure greater than 4,000 square feet of living area or requiring a grading permit for which land disturbance of an area of 20,000 square feet or more occurs, and all development located on lands identified as Important Biological Corridor (-IBC) on the Land Use Diagram, Figure LU-1 [of the General Plan], shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance. All building permits shall be consistent with the land uses described in the land use designation established for the site, as provided in Policy 2.2.1.2 and set forth on Figure LU-1 [of the General Plan].

Objective 7.5.1: Protection of Cultural Heritage. Creation of an identification and preservation program for the County's cultural resources.

Policy 7.5.1.1: The County shall establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric, and paleontological resources) by discretionary projects. This Ordinance should include (but not be limited to) and provide for the following:

A. Appropriate (as per guidance from the Native American Heritage Commission) Native American monitors to be notified regarding projects involving significant ground-disturbing activities that could affect significant resources.

B. A 100-foot development setback in sensitive areas as a study threshold when deemed appropriate.

C. Identification of appropriate buffers, given the nature of the resources within which ground-disturbing activities should be limited.

D. A definition of cultural resources that are significant to the County. This definition shall conform to (but not necessarily be limited to) the significance criteria used for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and Society of Vertebrate Paleontology.

E. Formulation of project review guidelines for all development projects.

F. Development of a cultural resources sensitivity map of the County.

Policy 7.5.1.2: Reports and/or maps identifying specific locations of archaeological or historical sites shall be kept confidential in the Planning Department but shall be disclosed where applicable.

Policy 7.5.1.3: Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California, Berkeley, field

surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

Policy 7.5.1.4: Promote the registration of historic districts, sites, buildings, structures, and objects in the National Register of Historic Places and inclusion in the California State Office of Historic Preservation's California Points of Historic Interest and California Inventory of Historic Resources.

Policy 7.5.1.5: A Cultural Resources Preservation Commission shall be formed to aid in the protection and preservation of the County's important cultural resources. The Commission's duties shall include, but are not limited to:

A. Assisting in the formulation of policies for the identification, treatment, and protection of cultural resources (including historic cemeteries) and the curation of any artifacts collected during field collection/excavation;

B. Assisting in preparation of a cultural resources inventory (to include prehistoric sites and historic sites and structures of local importance);

C. Reviewing all projects with identified cultural resources and making recommendations on appropriate forms of protection and mitigation; and

D. Reviewing sites for possible inclusion in the National Register of Historic Places, California Register, and other State and local lists of cultural properties.

The County shall request to become a Certified Local Government (CLG) through the State Office of Historic Preservation. Certification would qualify the County for grants to aid in historic preservation projects. The Cultural Resources Preservation Commission could serve as the Commission required for the CLG program.

Policy 7.5.1.6: The County shall treat any significant cultural resources (i.e., those determined California Register of Historical Resources/National Register of Historic Places eligible and unique paleontological resources), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.

Objective 7.5.2: Visual Integrity. Maintenance of the visual integrity of historic resources.

Policy 7.5.2.1: Create Historic Design Control Districts for areas, places, sites, structures, or uses which have special historic significance.

Policy 7.5.2.2: The County shall define Historic Design Control Districts (HDCDs). HDCD inclusions and boundaries shall be determined in a manner consistent with National Historic Preservation Act (NHPA) Historic District standards.

A. The County shall develop design guidelines for each HDCD. These guidelines shall be compatible with NHPA standards.

B. New buildings and structures and reconstruction/restoration of historic (historic as per National Register of Historic Places [NRHP] and California Register of Historical Resources [CRHR] criteria) buildings and structures shall generally conform to styles of architecture prevalent during the latter half of the 19th century into the first decade of the 20th century.

C. Any historic building or structure located within a designated HDCD, or any building or structure located elsewhere in the county that is listed on the NRHP or CRHR, is designated a California Building of Historic Interest, or a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in exterior appearance without a design review.

D. In cases where the County permits the significant alteration of a historic building or structure exterior, such alteration shall be required to maintain the historic integrity and appearance of the building or structure and shall be subject to a design review.

E. In cases where new building construction is placed next to a historic building or structure in a designated HDCD or listed on the CRHR/NRHP, the architectural design of the new construction shall generally conform to the historic period of significance of the HDCD or listed property.

F. In cases where the County permits the destruction of a historic building or tearing down a structure, the building or structure shall first be recorded in a manner consistent with the standards of the NHPA Historic American Building Survey (HABS) by a qualified professional architectural historian.

G. The County shall mandate building and structure design controls within the viewshed of the Marshall Gold Discovery State Historic Park. These design controls shall be consistent with those mandated for designated Historic Design Control Districts.

Policy 7.5.2.3: New buildings and reconstruction in historic communities shall generally conform to the types of architecture prevalent in the gold mining areas of California during the period 1850 to 1910.

Policy 7.5.2.4: The County shall prohibit the modification of all National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) listed properties that would alter their integrity, historic setting, and appearance to a degree that would preclude their continued listing on these registers. If avoidance of such modifications on privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.

Policy 7.5.2.5: In cases where the County permits the demolition or alteration of an historic building, such alteration or new construction (subsequent to demolition) shall be required to maintain the character of the historic building or replicate its historic features.

Policy 7.5.2.6: The County, in cooperation with the State, shall identify the viewshed of Coloma State Park and establish guidelines to be used for development within the viewshed. In addition, the County shall continue to support the relocation of State Route 49 to bypass the Park in order to protect its visual and physical integrity.

Objective 7.5.3: Recognition of Prehistoric/Historic Resources. Recognition of the value of the County's prehistoric and historic resources to residents, tourists, and the economy of the County, and promotion of public access and enjoyment of prehistoric and historic resources where appropriate.

Implementation Measure CO-Q: Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.[1]

El Dorado County Zoning Ordinance

The County Zoning Ordinance establishes regulations that protect historical resources. They include the following sections.

17.74.050 (Design Historic district). The Design Historic (-DH) district is a combining zone applied to those areas shown in the General Plan for historic design (currently, this includes the historic townsite known as Clarksville and can include Rural Centers with historic buildings. New development in those areas is to have a western theme, as described in the County's Historic Design Guide.

17.74.060 (historical building destruction). This section provides that no historical building in any historic design district may be torn down, demolished, destroyed, altered, removed, improved or otherwise changed in exterior appearance without first obtaining a discretionary permit from the County. *Historical building* is defined as any building in an historic design district

[1] No such ordinance has been adopted to date.

constructed prior to the year 1900 and originally intended for use of a residential, commercial, or industrial nature or any related use.

17.25.020 (definitions). The zoning ordinance states that "historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

El Dorado County Historic Design Guide

The *El Dorado County Historic Design Guide*, adopted in 1982, sets out recommendations for the design of homes, businesses, and signs in historic design districts. The intent of the guide is to encourage new development to incorporate architectural themes reminiscent of the period 1850 through 1900.

The County also has a Sierra Design Guide and a design guide for the community of Shingle Springs. However, those guides are not focused on historic buildings.

El Dorado County Guidelines for Cultural Resources Studies

The El Dorado County Guidelines for Cultural Resource Studies establish the minimum qualifications for professionals that are preparing cultural resources studies. The guidelines also recommend a basic methodology for cultural resources studies and surveys, as well as typical mitigation measures to minimize or avoid impacts to cultural resources. The guidelines apply to cultural resources studies being undertaken for development projects that are subject to discretionary permits and CEQA.

Environmental Setting

The environmental setting discussion in this section is based on the similar discussion in the 2004 General Plan EIR (El Dorado County 2004).

Prehistoric Context

The project area is located in the Sierra Nevada foothills, adjacent to the Sacramento Valley. Little archaeological evidence has been found that indicates human use of the area during the late Pleistocene and early Holocene eras (14,000–6,000 B.P.). This lack of evidence is likely due to data gaps in the archaeological record rather than indicating that the area was not used. Most Pleistocene- and early Holocene-era sites in the Sacramento Valley area are deeply buried in accumulated gravels and silts or have eroded away. More archaeological information is available about people in the area beginning in the mid-Holocene (5,000 B.P.). Between 5,000 B.P. and the

mid-1800s, native Californians utilized the area, developing a broad hunter-gatherer subsistence strategy and a diverse technology base.

Ethnographic Context

The indigenous people that occupied the project area at the time of European contact are called the Nisenan, or Southern Maidu. The Nisenan language, together with the languages of the Maidu and Konkow, their northern neighbors, form the Maiduan language family.

Early Nisenan contact with Europeans appears to have been limited to the southern reaches of the Nisenan's territory when Spanish expeditions began to cross Nisenan territory during the early 1800s. Unlike the valley Nisenan, the groups in the foothills remained relatively unaffected by the European presence until the discovery of gold at Coloma in 1848. In the 2 or 3 years following the gold discovery, Nisenan territory was overrun by settlers from all over the world. Gold seekers and the settlements that sprang up to support them were nearly fatal to the native inhabitants. The sudden onslaught of humanity brought disease and violent conflict to the indigenous groups who lived in the area. Survivors lived on the edges of foothill towns, where they worked as wage laborers and domestic help. Nisenan still live in El Dorado County today and have made great strides in regenerating their culture.

The 2004 General Plan EIR explained that known and unknown Native American sites are widespread within the county.

> Early Native American occupation has resulted in sites being distributed throughout the county, and stone tool scatters, midden deposits, and small campsites can be found in many areas, particularly where natural water sources are located. In general, such evidence is comparatively subtle, although more substantial traces of intensive prehistoric occupation and activities can be seen in stone quarries and bedrock mortars and large village sites with house pits. Prehistoric artifacts, features, and sites are found throughout the county, although larger sites and more dense midden and artifact deposits tend to occur at lower elevations in the Sierra foothills.

Historic Context

El Dorado County is one of the original 27 counties created by the California State Legislature in 1850. Originally, the county's boundaries included parts of present-day Amador, Alpine, and Placer Counties. By 1919, the state had adopted the current boundary lines that are marked to the east by the state of Nevada and to the west by Sacramento County. The American and Cosumnes Rivers form the county's northern and southern boundaries. The original county seat was the town of Coloma, but in 1857 the county seat was moved to Placerville.

On January 24, 1848, James W. Marshall discovered gold near the area of present-day Coloma. The first mining town in California sprouted soon after his discovery, and the gold region of El Dorado County experienced rapid growth. It was likely the gold discoveries of Marshall and others from which the county derived its name, El Dorado, meaning "the gilded man" in Spanish.

For many years during and after the Gold Rush, gold mining was the predominant industry in El Dorado County. The county lies on a rich ore vein that extends through several counties on the western slope of the Sierra Nevada. By the turn of the twentieth century, lumbering, raising livestock, and farming had joined mining as the principal industries of the county.

The 2004 General Plan EIR explained that there are many cultural resources known to exist within the county.

More than 1,300 prehistoric and historic cultural resources had been documented within the county as of 2002. Eleven of these resources, including individual buildings, sites and Historic Districts, are currently listed on the National Register of Historic Places (NRHP) and California Register of Historic Places (CRHR). An additional 79 resources have been determined to be NRHP and CRHR eligible but have not yet been formally listed. Records of each of these sites are curated at the NCIC [Northern California Information Center at Sacramento State University]. In addition to these documented cultural resources, there are 26 State Historic Landmarks situated in unincorporated El Dorado County.

As of January 2014, the State Office of Historic Preservation identified 32 historical resources in the unincorporated portion of the county that are either on the NRHP or a listed State Landmark. No resources in the county are currently listed on the CRHR. This list does not include most archaeological sites, nor does it include any prehistoric sites.

Table 3.5-1. El Dorado Historical Resources

Name	General Location	NRHP Listed	State Landmark
Bayley Hotel	Pilot Hill	X	--
Coloma Townsite	Coloma	X	--
Coloma Road	Coloma	--	X
Coloma Road	Rescue	--	X
Condemned Bar	Folsom area	--	X
Crawford Ditch	Pleasant Valley	X	--
Diamond Springs	Diamond Springs	--	X
Eddy Tree Breeding Station	Placerville area	X	--
El Dorado Townsite	El Dorado	--	X
El Dorado-Nevada House Overland Pony Express Route	El Dorado	--	X
Friday's Station Overland Pony Express Route	El Dorado	--	X
Georgetown	Georgetown	--	X
Gold Discovery Site	Coloma	--	X
Greenwood	Greenwood	--	X
Lombardo Ranch	Placerville area	X	--
Marshall Monument	Coloma	--	X
Marshall's Blacksmith Shop	Kelsey	--	X
Moore's (Riverton) Overland Pony Express Route	Kyburz	--	X
Mormon Island	Folsom area	--	X
Mormon Tavern Overland Pony Express Route	Clarksville	--	X
Negro Hill	Folsom area	--	X
Placerville Overland Pony Express Route	Placerville area	--	X
Pleasant Grove House Overland Pony Express Route	Rescue	--	X
Salmon Falls	Folsom area	--	X
Shingle Springs	Shingle Springs	--	X
Site of California's First Grange Hall	Pilot Hill	X	X
Sportsman's Hall Overland Pony Express Route	Cedar Grove	--	X
Strawberry Valley Overland Pony Express Route	Kyburz	--	X

Name	General Location	NRHP Listed	State Landmark
Sugar Pine Point State Park	Homewood	X	--
Vikingsholm	South Lake Tahoe area	X	--
Wakamatsu Tea and Silk Farm Colony	Gold Hill	--	X
Yank's Station Overland Pony Express Route	Meyers	--	X

Source: Office of Historic Preservation 2014.

3.5.2 Environmental Impacts

Impact Mechanisms

The TGPA is proposing a limited number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. This DEIR analyzes whether these proposed changes would result in impacts on existing cultural resources that would not be reasonably foreseeable under the existing General Plan and Zoning Ordinance. The key changes pertinent to cultural resources are listed below. This preliminary analysis eliminates from the further evaluation those components of the TGPA and ZOU that have little or no potential to result in substantial adverse environmental effects.

Targeted General Plan Amendments

- Camino/Pollock Pines Community Region. The project proposes to divide the existing Community Region into three Rural Communities. Camino, Cedar Grove, and Pollock Pines would develop in a manner that reflects their separate and distinct characters. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region, and no changes to existing General Plan land use designations are proposed. The practical effect of the Camino/Pollock Pines proposal would be to reduce the development potential within these areas (in comparison to the potential under the current General Plan), because the ability to build at maximum allowable intensity or density is dependent on the availability of public services. This would have no adverse impact on existing cultural resources and need not be discussed further.
- The project includes expanding the boundaries of the Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset Agricultural Districts to implement General Plan Implementation Measure AF-J (inventory agricultural lands in active production and/or lands determined by the County Agricultural Commission to be suitable for agricultural production). In addition, a number of parcels now within Agricultural Districts, but which do not actually meet the criteria for inclusion, are proposed to be removed from those Districts, based on the Policy 8.1.1.2 criteria. Approximately 479 parcels, totaling 17,241 acres, are proposed to be added to these Agricultural Districts, and 96 parcels, totaling 137 acres, are proposed to be removed. This would have no adverse impact on existing cultural resources and need not be discussed further.
- The project would amend Policy 2.4.1.3 (stating that all properties within the historic townsite known as Clarksville are to be assigned the Design Historic (-DH) combining zone district) to include the communities of El Dorado and Diamond Springs. This will extend the protections of

the -DH combing zone to additional communities. It will not have an adverse effect on existing cultural resources and need not be discussed further.

- The project includes amendments to the General Plan policies and Zoning Ordinance provisions that currently prohibit development on slopes of 30% or greater with limited exceptions. The project would remove the prohibition and instead add regulations intended to minimize the adverse effects of development on steep slopes. Cultural resources, particularly archaeological resources, are unlikely to exist on slopes of 30% or greater. Therefore, this component of the project would not have a reasonably foreseeable adverse effect on cultural resources and need not be discussed further.

Zoning Ordinance Updates

- The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The rezonings would not change the development potential. As a result, the rezonings would not change the expected environmental impacts that will occur as a result of implementation of the General Plan related to existing cultural resources and need not be discussed further.
- *Section 17.22.010* (Commercial Mainstreet (CM) zoning district). This proposed new zone would be "generally appropriate" to apply to "historic downtown areas." This would provide for a higher level of attention to be given to protecting historic structures than under the current zoning ordinance. Therefore, it would have no adverse effect on existing cultural resources and need not be discussed further.
- *Section 17.27.050* (Design Review - Community (-DC) Combining Zone). This zone would apply in areas adjacent to or visible from State Scenic Highway corridors. It would require new development to follow the Historic Design Guide, where applicable. This expands those areas that would be subject to the protections of the Historic Design Guide, in comparison to the current Zoning Ordinance. This may provide a higher level of attention to the protection of existing historic structures than under the current ordinance. Therefore, it would have no adverse effect and need not be discussed further.
- *Section 17.27.060* (Design Review - Historic (-DH) Combining Zone). This combining zone is intended "to identify and protect historic structures, sites, and districts, and establish procedures and regulations for the review of projects that may affect such resources." It is similar to the -DH combining zone in the current zoning ordinance, with the further enhancement of requiring approval of a design review permit prior to development in multi-unit residential, commercial, or industrial zones. An administrative permit would be required prior to issuance of a building permit for single-unit residential development. This would provide a higher level of attention to the protection of historic structures than under the current ordinance. Therefore, it would have no adverse effect and need not be discussed further.
- *Section 17.40.400* (winery ordinance). The provisions for allowable land uses are essentially the same as under the current Zoning Ordinance (Section 17.14.200), as are the protections for cultural resources. This would have no adverse effect and need not be discussed further.

- *Section 17.80.020* (definition of historic structure). This definition is the same as in the current Zoning Ordinance. This would have no adverse effect and need not be discussed further.
- *Various Conditional Land Uses.*[2] The ZOU would allow various intensive, permanent land uses in rural, agricultural, or resource areas not currently provided for in the Zoning Ordinance upon approval of a CUP or similar administrative permit. Although these permits would be subject to CEQA, there is a potential for such uses to adversely affect existing cultural resources, particularly resources that are unknown at this time. These uses and the zones within which they would be conditionally allowed are listed in Table 3.5-2. These uses will be examined in the impacts analysis under *Impacts and Mitigation Measures*.

Table 3.5-2. El Dorado County Conditional Land Uses of Concern

Conditionally Allowable Use	Applicable Zone Classifications	Typical Impact Mechanisms
Golf Course. Defined as: "Publicly and privately owned golf courses open to the general public. Minor accessory uses such as pro shops and snack bars intended to serve the golfers may be considered a part of the golf course facility. Restaurants, banquet and reception facilities, and other commercial uses commonly associated with golf courses shall be considered separate use types."	RL, R1A, R2A, R3A, RE, RFL, RFH, OS[3]	Construction impacts: • Extensive grading and terrain contouring • Extensive tree and vegetation removal
Off-Highway Vehicle Recreational Area. Defined as: "Any area where motorized vehicles are driven for commercial recreational use or for competitive speed or skill events, of which all or a portion of the vehicular use is conducted outside of road easements or public rights-of-way."	FR, TPZ, RFL, RFH	Operational impacts: • Extensive surface disturbance from off-road motor vehicles • Intensive use of site
Ski Area. Defined as: "Land areas and facilities to accommodate downhill (alpine) skiing and snowboarding, to include ski lifts, day lodge, and restaurant facilities, but not overnight accommodations."	RL, FR, TPZ, RFL, RFH	Construction impacts: • Extensive grading and terrain contouring • Extensive tree and vegetation removal • Ground disturbance for installation of towers and foundations

[2] The ZOU would allow other uses not currently allowed by the Zoning Ordinance, but they are temporary (e.g., concert or outdoor festival) or small in scale (e.g., Agricultural and Timber Resource Lodging) such that their potential for significant adverse impacts on cultural resources is small or reasonably subject to mitigation.

[3] Allowed in the OS zone as part of an approved development plan or subdivision.

Conditionally Allowable Use	Applicable Zone Classifications	Typical Impact Mechanisms
Public Utility Service Facility, Intensive. Defined as: "Facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services. Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities."	PA, AG, RL, FR, TPZ, R1A, R2A, R3A, RE, OS	Construction impacts: • Extensive grading • Extensive vegetation removal • Ground disturbance
Large Amusement Complex. Defined as a "[t]heme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides."	RFH	Construction impacts: • Extensive grading and terrain contouring • Extensive vegetation removal • Ground disturbance for installation of rides and foundations
General Industrial. Defined as: "Manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors. It includes, but is not limited to lumber mills; batch plants; truss manufacturing; co-generation plants; food and byproducts processing plants; and fabric, textile, and carpet mills."	FR, TPZ	Construction impacts: • Extensive grading • Extensive vegetation removal • Ground disturbance for installation of foundations • Operational impacts: • Intensive use of site

Methods of Analysis

This DEIR analyzes whether the project (i.e., the TGPA and ZOU) would have the potential to adversely affect existing cultural resources. The identified differences have been examined for their general impact. Because the project does not propose any site-specific development activities, this analysis focuses on the potential indirect and reasonably foreseeable impacts of future development that could occur as a result of the project.

Although the proposed TGPA and ZOU would not substantially increase the area proposed for future development under the General Plan, development under the TGPA and ZOU may change existing conditions by increasing the intensity of development relative to existing conditions.

No new cultural resources surveys have been undertaken in conjunction with this analysis because the project is not site-specific. Further, none of the adopted policies of the General Plan protective of cultural resources is proposed for change as part of this project.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- Disturb any human remains, including those interred outside of formal cemeteries.
- The 2004 General Plan EIR modified these considerations to reflect the character of El Dorado County. It looked at a single impact consideration.
    - Destruction or alteration of known and unknown prehistoric and historic sites, features, artifacts, and human remains.
- Cultural resources may be adversely affected by other means besides destruction or alteration. Alteration alone, for example, would not result in a significant effect; a substantial adverse change, however, would. In the interest of completeness, the present DEIR uses the Appendix G considerations.

Impacts and Mitigation Measures

The 2004 General Plan EIR concluded that the General Plan would have a less-than-significant impact on cultural resources, with implementation of its mitigation measures (see Table 3.5-3). The 2004 General Plan EIR provided a succinct description of how a broad analysis of general plan impacts can be done. It is repeated here because it reflects the basic method used in the present DEIR analysis.

> High- and medium-intensity levels of land use development in El Dorado County are likely to result in adverse impacts on cultural resources (see Table 3-4 in Chapter 3). For the cultural resource analysis, the intensity level is based on expected ground disturbance and human interaction. It is assumed that high-density land uses could occur on lands designated as Adopted Plan (AP), Commercial (C), High-Density Residential (HDR), Medium-Density Residential (MDR), Low-Density Residential (LDR), Multi-Family Residential (MFR), Industrial (I), Research and Development (RD), and Public Facilities (PF). Medium-intensity levels of land use may occur on lands designated as Agricultural (A), Rural Residential (RR), and Tourist Recreation (TR). Remaining lands within the county, including Natural Resources (NR) and Open Space (OS), could be developed only with low-intensity land use.
>
> A consideration of potential land use intensity is critical in any assessment of potential impacts on cultural resources. All other factors being equal, the more widespread and intensive the levels of projected development within the county, the more likely that there could be adverse impacts on recorded and undocumented prehistoric and historic sites, features, or objects. An additional factor to consider is the review process afforded potential development. The more rigorous and inclusive the review, the greater the potential to avoid or mitigate potential impacts on cultural resources.
>
> NR and OS land uses present, in relative terms, less of a potential threat to cultural resources than appears at first glance. While impacts such as recreational use and park developments can pose very real dangers to significant cultural resources, the intensity of these activities is, in general, minimal. As such, the number of acres subject to low-intensity use, while certainly warranting consideration in an assessment of impacts on cultural resources, is not necessarily the figure of greatest concern. It is the occurrence of loss of culturally sensitive acres as a result of high and medium levels of land use that is of primary interest in relation to all the alternatives. This is because of the fact that these uses would result in greater degrees of soil disturbance and alteration of topography within sensitive areas, potentially altering or destroying documented archaeological and historic materials.

Any level of ground disturbance within the county, regardless of intensity, has the potential to significantly affect cultural resources. As previously noted in this section, prehistoric and historic cultural resources can occur anywhere on the landscape regardless of topography, but areas with various floral, faunal, and mineral resources, areas located near surface water, areas with low degrees of slope occurring in the immediate vicinity of perennial, natural water sources are most likely to contain cultural resources. Although impacts on any lands are a matter of concern regarding prehistoric and historic sites, areas with low slope (<25%) in close proximity to natural water sources are generally more sensitive. The loss of such areas to development projects as a result of any alternative is of particular concern and is quantified in Table 5.13-3.

Ground disturbance and the potential loss of culturally sensitive acreage do not constitute the only major potential threats to the integrity of cultural resources in El Dorado County. Historic buildings and structures can be adversely impacted by modification or demolition. Also, new development next to historic structures and buildings can impact the resource by potentially compromising the resource's historic character. The alteration or destruction of historic buildings and structures and their historic settings, particularly those listed on the CRHR/NRHP or determined eligible for listing, constitutes a potential impact.

Unlike the 2004 General Plan EIR's approach, however, the DEIR's analysis does not attempt to quantify the extent to which high- and medium-intensity land uses are being distributed because the project does not propose site-specific changes in General Plan land use designations that would have the potential to affect cultural resources. The analysis in this DEIR approaches the impact question by considering whether the typical intensity of various potential land uses identified in the ZOU is sufficient that they are likely to result in adverse impacts on cultural resources.

The 2004 General Plan EIR identified the mitigation measures shown in Table 3.5-3. All of them were integrated into the adopted General Plan.

Table 3.5-3. 2004 General Plan EIR Mitigation Measures and Adopted General Plan Policies

2004 General Plan EIR Mitigation Measure	Related Adopted General Plan Policy
5.13-1(a): Implement Mitigation Measure 5.1-3(a) Establish a General Plan Conformity Review Process for All Development Projects	2.2.5.20
5.13-1(b): Treat Significant Resources in Ministerial Development in Accordance with CEQA Standards	7.5.1.6
5.13-1(c): Adopt a Cultural Resources Ordinance	7.5.1.1 Implementation Measure CO-Q
5.13-1(d): Define Historic Design Control Districts	7.5.2.2
5.13-1(e): Prohibit Significant Alteration or Destruction of NRHP/CRHR-Listed Properties	7.5.2.4

Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 (significant and unavoidable)

The conditional land uses described in Table 3.5-2 are intensive uses that typically result in substantial ground disturbance during construction, operation, or both. Because they are allowed only upon approval of a CUP, they are subject to CEQA's analysis and mitigation requirements. In addition, General Plan Policies 7.5.1.3 (cultural resources studies required prior to approval of discretionary projects), 7.5.1.6 (treatment of significant cultural resources in accordance with CEQA standards) and 7.5.2.4 (prohibit the modification of all NRHP- and CRHR-listed properties in a way

that preclude their continued listing) would largely duplicate CEQA's requirements to moderate the impacts of these development projects.

CEQA would require the identification and characterization of any historic resources before the development project could be considered for approval. If a significant effect were to be identified, then CEQA would require the adoption of mitigation to reduce or avoid that effect. If the project would destroy the historic resource, full mitigation would not be possible and an EIR would be required to be prepared in order for the development project to be approved. Pursuant to CEQA, a historic resource that is eligible for listing, but not listed on the CRHR and NRHP, is considered to be significant.

Despite these protections, it is reasonably foreseeable that these types of uses could result in a significant effect on one or more historical resources. The reasons for this conclusion are as follows.

- These uses would be considered for approval in rural areas where the potential for encountering historical resources is relatively high. Rural areas are less likely than developed areas to have been previously surveyed for historical resources and more likely to contain significant, yet to be evaluated, resources.
- These uses typically result in substantial disturbance of the site on which they are constructed or operated. They cannot operate properly unless they occupy a given space.
- El Dorado County is rich in historical resources. However, there are currently no historical resources listed on the CRHR in the county. It is highly likely that there are many historical resources in the county that have not been evaluated for CRHR eligibility that actually would be eligible. The destruction of any of these resources as a result of one of the conditional land uses would be a significant impact.

Destructive impacts to historical resources cannot be fully mitigated (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896). Therefore, this impact is significant and unavoidable.

Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 (significant and unavoidable)

The conditional land uses described in Table 3.5-2 are intensive uses that typically result in substantial ground disturbance during construction, operation, or both. Because they are allowed only upon approval of a CUP, they would be subject to CEQA's analysis and mitigation requirements. General Plan Policy 7.5.1.6 (treatment of significant cultural resources in accordance with CEQA standards) would duplicate this requirement.

Application of General Plan Policy 7.5.1.1 (County to establish a Cultural Resources Ordinance) to these development projects (per the consistency review under Policy 2.2.5.20) would largely avoid adverse changes to archeological resources by providing a framework for the mitigation of impacts. However, the Cultural Resources Ordinance envisioned in this policy has not been adopted.

The County's Guidelines for Cultural Resources Studies is helpful in ensuring that archaeological surveys will be conducted by qualified professionals and that CEQA analysis is properly carried out. However, it does not identify specific mitigation measures to avoid impacts on archaeological resources and cannot ensure that no development project will result in a substantial adverse change in those resources. CEQA would allow a project resulting in a substantial adverse change to proceed, provided that an EIR were prepared first.

The ZOU includes Zoning Ordinance Section 17.30.030.G (protection of wetlands and sensitive riparian habitat) that would establish standards requiring the avoidance and minimization of impacts on wetlands and sensitive riparian habitat. These standards would apply to all ministerial and discretionary permits proposed adjacent to perennial streams, rivers, or lakes, any intermittent streams and wetlands shown on the latest U.S. Geological Survey Quad maps, and any sensitive riparian habitat within the county. Ministerial development would be required to be set back 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river, or stream. All discretionary development with the potential to impact wetlands or sensitive riparian habitat would require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less-than-significant level (this would be in addition to any required CEQA analysis). The proposed code would also establish greater setbacks from specified major lakes, rivers, and creeks within the county.

This component of the ZOU would reduce the project's potential to adversely change the significance of archaeological resources. The areas adjacent to streams and waterways are among the most likely to contain archaeological resources. Although this would reduce the project's potential impact to some degree, it would not cover a sufficient amount of the county's archaeologically sensitive land to substantially reduce the potential for new development to adversely affect archaeological resources.

Despite these protections, it is reasonably foreseeable that these types of uses could result in a significant effect on one or more archaeological resources. The reasons for this conclusion are as follows.

- These uses would be considered for approval in rural areas where the potential for encountering archaeological resources is relatively high. Rural areas are less likely than developed areas to have been previously surveyed for archaeological resources and more likely to contain unknown, yet to be evaluated, resources.
- These uses typically result in substantial disturbance of the site on which they are constructed or operated. They cannot operate properly unless they occupy a given space.
- El Dorado County is rich in archaeological resources. It is highly likely that there are many unknown archaeological resources in the county. The destruction of a significant archaeological resource as a result of one of the conditional land uses would be a significant impact.

Mitigation measures for archaeological resources are necessarily project-specific and site-specific in order to effectively reduce or avoid the impacts of the development project being proposed on the particular archaeological resource being adversely affected. Mitigation measures take into account the characteristics of the project, its impact mechanisms, the particular resources being affected, and feasible and effective means of reducing its impacts. The project (i.e., TGPA and ZOU) does not include specific development projects. Therefore, development of feasible and effective mitigation that would assure that all future development projects would avoid significant effects on archaeological resources is not possible. When a Cultural Resources Ordinance is adopted pursuant to General Plan Policy 7.5.1.1, it may provide for mitigation of this impact. However, until that time, this impact is significant and unavoidable.

Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries (less than significant)

The project does not include any site-specific development project. Consequently, its effect on any specific resource cannot be determined. However, state regulations requiring the reporting and

proper, respectful handling of human remains uncovered during construction activities avoid this impact (CHSC Section 7050.5 and PRC Section 5097.98). Therefore, development under the project is not expected to result in a significant effect. This impact would be less than significant.

3.6 Land Use and Planning

3.6.1 Existing Conditions

Regulatory Setting

State

California Planning Law – General Plans

State law requires El Dorado County (as well as all other cities and counties in the state) to "adopt a comprehensive, long-term general plan for the physical development of the county" (Government Code Section 65300). The general plan is considered to be the County's "constitution," containing development and conservation policies that will guide its long-term development. State law mandates that the general plan address land use, housing, circulation, open space, conservation, noise, and public safety, as well as any other issues that may be of interest to the county. The land use element of the general plan identifies the allowable types, density, and intensity of land uses through its list of residential, commercial, agricultural, industrial, and other land use designations. The land use diagram (map) identifies the locations of these existing and future land uses, as well as the communities within which they will be located.

Local

El Dorado County 2004 General Plan

Land use within lands under County jurisdiction is subject to regulation under the General Plan, zoning and subdivision ordinances. The adopted El Dorado County General Plan states the following.

> It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

Most unincorporated areas of the County fall within areas designated as Community Regions under the General Plan, where growth will be directed and facilitated; Rural Centers, where growth and commercial activities under the General Plan will be directed to serve the larger Rural Regions; and Rural Regions, where the General Plan calls for resource based activities to be located, and which, under the General Plan, are to be enhanced while accommodating reasonable growth.

El Dorado County Zoning Ordinance

The County's Zoning Ordinance regulates the actual use of land. Residential, commercial, agricultural, industrial, and other zones describe the allowable uses and minimum development standards that apply to a given piece of land. The subdivision ordinance establishes the procedure by which private land may be divided for sale. California Planning and Development Law requires the County's zoning and subdivision decisions to be consistent with the adopted general plan.

The County adopted the El Dorado County General Plan in 2004. The Zoning Ordinance has not been comprehensively updated in many years. Although mandated by state law to be consistent with the General Plan, the El Dorado County Zoning Ordinance is not. The ZOU that is part of this project is specifically intended to bring zoning regulations into conformity with the General Plan. The subdivision ordinance is largely procedural in nature and does not conflict with the General Plan.

El Dorado County Community and Specific Plans

http://www.edcgov.us/AboutUs.aspxThe county contains a number of unincorporated communities. In order to provide greater land use policy detail than would be possible under the General Plan, the County has adopted "community plans" and "specific plans" for these areas. The following adopted plans establish the types, intensities, and distribution of land uses within these communities.

- Meyers Community Plan
- Carson Creek Specific Plan
- Promontory Specific Plan
- Valley View Specific Plan
- El Dorado Hills Specific Plan
- Bass Lake Hills Specific Plan
- North West El Dorado Hills Specific Plan

Tribal, Federal, State, and City Lands

Some areas within the county boundaries are not under County jurisdiction and therefore not subject to land use regulation by the County through the General Plan and Zoning Ordinance. These areas include tribal lands, such as the Shingle Springs Band of Miwok Indians Rancheria; and federal and state lands such as National Forest lands (Eldorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), BLM lands, U.S. Bureau of Reclamation lands (Folsom Lake), and State Parks. There are two incorporated cities in El Dorado County, the city of Placerville, the county seat, and the city of South Lake Tahoe. Nearly half the land area of El Dorado County falls within the jurisdiction of these governmental entities and is outside of the County's jurisdiction (El Dorado County 2003).

Environmental Setting

El Dorado County encompasses 1,805 square miles in east-central California. The county's westernmost portion contains part of Folsom Lake, and the County's eastern boundary is also the California–Nevada state line. The county can be topographically divided into two zones. The northeast corner of the county is in the Lake Tahoe Basin, while the remainder of the county is in the area referred to regionally as the *western slope*—the area west of Echo Summit (Figure 2-1). Eldorado and Tahoe National Forests comprise a major portion of the eastern area of the county. The proposed changes to the General Plan and Zoning Ordinance would take effect county-wide in El Dorado County, affecting those areas that are under County jurisdiction (Figure 2-2). This excludes areas within the two incorporated cities, as well as federal, state, and tribal lands.

Many parts of the County are rural in character and residents often express a desire to maintain this "rural quality of life" mentioned in the General Plan. Agricultural operations, including vineyards,

cattle ranching, and orchards, are common in the rural portions of the County. The popular Apple Hill area east of Placerville represents a successful means of both highlighting and marketing the county's agricultural industry. However, the county also contains large concentrations of suburban development along the U.S. Highway 50 corridor west of Placerville. This includes the communities of El Dorado Hills, Cameron Park, and their immediate environs. Commercial nodes, such as those at Shingle Springs, Diamond Springs, and other community centers, help define other, more rural residential communities.

Existing land uses within the unincorporated areas of the County range from urban uses within specific plan areas to agricultural and open space uses outside of the specific plan and Community Regions. The adopted General Plan policies have been aimed at keeping land uses in the County organized by intensity, maintaining the character of rural areas, open space areas, and agricultural areas while allowing sufficient development to support these uses and the economy of the County. Much of the county lying between the Tahoe Basin and a line roughly connecting the communities of Georgetown, Pollock Pines, and Grizzly Flat is within National Forest and is under the jurisdiction of the U.S. Forest Service.

Small communities in the unincorporated areas have maintained their separate identities and are generally surrounded by areas of lower intensity, rural land uses. Higher density land uses have continued to be located in the western portions of the county along the U.S. Highway 50 corridor at El Dorado Hills and Cameron Park, and in the incorporated cities.

At the time of adoption of the 2004 General Plan, development of urban and rural residential land uses was occurring at a rapid rate, particularly in the communities of El Dorado Hills and Cameron Park near the Sacramento County line (El Dorado County 2003). Since 2008, the rate of population growth in El Dorado County has significantly slowed, as a direct result of the recession and the slow economic recovery that has followed (California Department of Finance 2011, 2013). The California Department of Finance (DOF) estimates of yearly percentage population change in El Dorado County from 2000 to 2013, shown in Table 3.6-1, illustrate this phenomenon.

Table 3.6-1. El Dorado County Population, Yearly Percentage Changes 2000–2013

Year	2000–2001	2001–2002	2002–2003	2003–2004	2004–2005	2005–2006	2006–2007	2007–2008	2008–2009	2009–2010	2010–2011	2011 –2012	2012–2013
% Pop. Change	2.27	1.76	1.79	1.57	1.69	1.20	1.11	0.79	0.62	0.82	-0.13	1.19	0.29

Notes: This includes the entire county population, including residents of the incorporated cities.
Source: California Department of Finance 2011, 2013

3.6.2 Environmental Impacts

The following examines the project, identifies its impacts on land use and planning, and recommends specific mitigation measures to reduce those impacts.

Note that the project is unlike most projects subject to CEQA analysis. Where *development projects* consist of specific actions that would directly affect the environment, the project amends the General

Plan and the Zoning Ordinance and would have only indirect effects. The analyses in this DEIR address the project's short- and long-term adverse impacts on the physical (natural and built) environment, under the assumption the project will be built out. *Existing conditions* are the baseline against which the significance of the project's potential impacts is evaluated. Therefore, the reasonably foreseeable impacts of the TGPA and ZOU are compared to the existing environment and not to the provisions of the existing General Plan and Zoning Ordinance.

Impact Mechanisms

The TGPA is proposing a limited number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. This DEIR analyzes whether these proposed changes, including the changes in residential densities in some commercial/Mixed Use and multi-Family Residential areas, would result in impacts on these existing resources that would not occur under the existing General Plan and Zoning Ordinance. The key changes—which include changes to policies pertinent to land use and planning—are listed below.

For the most part, the project is not changing existing general plan designations. The analysis examines the extent to which the project would result in changes to existing conditions. Future land use changes will primarily occur in accordance with the adopted General Plan. The analyses distinguishes the increment of change that is expected to occur as a result of the project (i.e., the TGPA and ZOU) from the change from existing conditions that would otherwise occur as a result of development under the General Plan and Zoning Ordinance in order to present the overall impact of implementation of the General Plan and Zoning Ordinance as proposed to be amended. In terms of the ZOU, the discussion focuses on those components that would potentially have an impact on existing land use and are substantially different than the provisions of the existing Zoning Ordinance.

Targeted General Plan Amendments

Camino-Pollock Pines Community Region. The project proposes to divide the existing Community Region into three Rural Communities. Camino, Cedar Grove, and Pollock Pines would develop in a manner reflects their separate and distinct characters. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region, and no changes to existing General Plan land use designations are proposed.

Agricultural District Expansion. The project includes expanding the boundaries of the Garden Valley-Georgetown, Coloma, Camino–Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play–Somerset Agricultural Districts to implement General Plan Implementation Measure AF-J. In addition, several parcels that are now within Agricultural Districts, but which do not actually meet the criteria for inclusion, are proposed to be removed from those Districts, based on the Policy 8.1.1.2 criteria. Approximately 479 parcels, totaling 17,241 acres, are proposed to be added to these Agricultural Districts, and 96 parcels, totaling 137 acres, are proposed to be removed.

> **Policy 2.1.1.3: Commercial/Mixed Use (in Community Regions).** This would increase the maximum density for the residential portion of mixed use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre to be consistent with 2009 amendments to State planning law (Government Code Section 65583.2(c)(B)(3)). The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.

Policy 2.1.2.5: Commercial/Mixed Use (in Rural Centers). Increase the maximum density for the residential portion of mixed use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre.

Policy 2.2.1.2: Multifamily Residential (MFR). The minimum allowable density for the MFR designation in the current General Plan is 5 dwelling units per acre, with a maximum density of up to 24 dwelling units. The project would increase the designation's minimum density to 8 units per acre with an optional review. The project would amend the MFR designation to encourage a full range of housing types including small lot, single-family detached design without a requirement for a planned development. The project would specify that mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted under the MFR designation. As originally proposed (and as reflected in the NOP), the project included an increase of the maximum density to 30 units per acre to comply with the requirements of housing element law (Government Code 65583.2(c)(iv) and (e)). However, with adoption of the Housing Element in October 2013, this increased density was determined to be unnecessary, and this proposed amendment is not being pursued.

Policies 2.2.3.1 and 2.2.4.1: Open Space. Amend the 30% open space requirement for Planned Development to exempt certain types of residential development from that requirement and to allow high density residential planned developments to provide for half of the 30% open space requirement to be in private yards.

Policy 2.4.1.5: Infill Development. A proposed new policy encouraging infill development on sites of up to 5 acres in size in existing communities where, among other limitations, the site does not have habitat value for endangered, rare, or threatened species. Infill would be required to be consistent with the General Plan and zoning provisions applicable to the given site. Because of the rural nature of the county, infill development of this size may have the potential to adversely affect biological resources when the project site adjoins existing development or the site itself supports biological resources.

Policy 5.2.1.3 would be revised such that medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers. The current policy requires such development to be connected to public water systems in Community Regions.

Policy 5.3.1.1 would be revised such to state that high-density and multifamily residential, commercial, and industrial projects may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. The current policy requires such development to be connected to public collection facilities.

Policy 7.1.2.1 amends the current *prohibition* of development (except where the prohibition would deny reasonable use of the property) on slopes over 30% to a *restriction* on development of slopes over 30%. The standards under which slopes could be developed are set out in proposed Section 17.30.060 (Hillside Development Standards) of the ZOU described below.

Zoning Ordinance Update

The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The

rezonings would not change the development potential associated with implementation of the General Plan and Zoning Ordinance.

Section 17.30.060 (Hillside Development Standards) establishes standards regulating development on portions of existing lots where the natural gradient (i.e., slope) exceeds 30%. Development could proceed with an erosion and sediment control plan in place. Development would be prohibited on sites where the slope has a vertical height of 50 feet or more and exceeds 30%, except "where reasonable use of an existing lot or parcel would otherwise be denied." In those cases, stricter development standards would apply.

Chapter 17.21 (Agricultural, Rural Lands and Resource Zones) would expand the allowable uses in these zones (relative to allowable uses in the current agricultural and timberland zones) to include activities intended to support agriculture by allowing compatible uses such as agricultural homestays (Section 17.040.170), Health Resort and Retreat Centers (Section 17.040.170), Agricultural and Timber Resource Lodging (Section 17.040.170), and Ranch Marketing (Section 17.040.260) that can include outdoor entertainment and concerts on parcels of 10 acres or larger. The matrix in Section 17.21.020 also would allow a number of intensive land uses in these zones: Industrial, General in the FR and TPZ zones by conditional use permit (CUP); Off-Highway Vehicle Recreation Area in the FR and TPZ zones by CUP; Ski Area by CUP in the RL, FR, and TPZ zones; and Public Utility Services Facilities, Intensive in the PA, AG, RL, FR, and TPZ zones by CUP.

Chapter 17.24 (Residential Zones) would expand the list of uses potentially allowed in the current zoning ordinance upon approval of a CUP to include Public Utility Services Facilities, Intensive.

Chapter 17.25 (Recreational Facilities) would expand the types of uses currently allowed in the recreational facilities zone to include: Ski Area by CUP; Large Amusement Complex in RFH zone by CUP; outdoor entertainment by CUP in the RFL and administrative permit in the RFH zones; and a Hotel/Motel in the RFH zone by CUP. The RFL zone would be consistent with all General Plan residential designations, as well as Open Space and Tourist Recreational. The RFH zone would be consistent with the General Plan multi-family and high-density residential designations, as well as Open Space (within a Community Region) and Tourist Recreational designations.

Methods of Analysis

Where relevant, the impact discussions under *Impacts and Mitigation Measures* first discloses the extent to which the current General Plan, through its policies and pattern of land use distribution, has or is expected to have an impact on land use and planning. This DEIR then examines those components of the project that could have an adverse effect on these existing resources.

Because the project does not propose any site-specific development activities, this analysis focuses on the potential indirect impacts of future development that could occur as a result of the project.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

The County also examined the following additional conditions in the 2004 General Plan EIR, and will do so again in this DEIR.

- Substantially alter or degrade the existing land use character of the County.
- Create substantial incompatibilities between land uses.

Impacts and Mitigation Measures

Impact LU-1: Physically divide an established community (no impact)

Project Impacts

The TGPA and ZOU are not a development project in the usual sense and would not result in a direct physical change in the environment. However, their policies and regulations may indirectly affect the environment. An established community can be physically divided when general plan policies or zoning regulations would result in physical divisions. Typically, this may be caused by changes to the land use map.

With three exceptions, the TGPA does not propose any revisions to the General Plan's land use map. The TGPA proposes to divide the existing Camino/Pollock Pines Community Region into three Rural Centers centered on Camino, Cedar Grove, and Pollock Pines (Figure 2-3). The TGPA proposes to expand the Agricultural District Boundaries for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset to implement General Plan Implementation Measure AF-J. In addition, a number of parcels now identified as being within Agricultural Districts would be removed from those districts, based on the Policy 8.1.1.2 criteria (Figure 2-4). Lastly, the project would include both changes to the zoning map through the ZOU and limited land use map clean-up through the TGPA (Figures 2-5a–5l). None of these changes would result in physical divisions of communities. The division of the Camino/Pollock Pines Community Region allows the existing communities to develop in accordance with their unique characters. It does not create any new policies that would require those communities to be physically divided. Changes to the Agricultural Districts would affect individual parcels within agricultural areas, and would not institute any physical divisions of communities. The effect would be similar for the scattered clean-up zone changes related to the ZOU. Those changes would result in consistency between the General Plan designations and zoning. For those established communities for which specific plans or community plans have been adopted, the project would not include any changes to those plans.

Proposed changes to the Zoning Ordinance would be consistent with the General Plan adopted land use designations, and therefore would also not affect established communities. There would be no impact.

Impact LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (less than significant)

2004 General Plan EIR Conclusions

The certified 2004 General Plan EIR found that the General Plan would have a less-than-significant impact on consistency with the plans of other jurisdictions, with adoption of Mitigation Measure 5.1-

1. That measure called for the County to coordinate with the incorporated cities on land use decisions. The mitigation measure was incorporated into the General Plan under Objective 2.2.7, Coordination with Incorporated Cities.

Project Impacts

The project would not change Objective 2.2.7 or its associated policies. A substantial number of agencies have regulatory authority over land areas within the County. While the General Plan policies apply countywide, the County does not have land use regulatory authority over lands owned by the state or federal government; tribal lands; lands of certain special agencies, such as school districts and irrigation districts, when used for educational or water supply purposes; or lands within the city limits of the two incorporated cities. Those agencies operate under separate jurisdiction from the County and do not have jurisdiction over the TGPA and ZOU. Therefore, the project would not result in any conflicts with land use plans, policies, or regulations of such other agencies.

The project includes both an internally consistent set of general plan policy amendments and a comprehensive update to the Zoning Ordinance to ensure that the Zoning Ordinance will be consistent with the General Plan. Therefore, the project would be consistent with the County's own general plan policies and zoning regulation. The proposed design standards and a design handbook for mixed use development are designed to be consistent with the General Plan as proposed to be amended, and the proposed updated Zoning Ordinance, and would therefore not result in any conflicts with the County's own general plan policies and zoning regulation.

The TGPA and ZOU include a limited number of changes to existing policies or regulations that would reduce environmental protections. The TGPA proposes to amend Policy 7.1.2.1 such that instead of prohibiting development on slopes of 30% or greater, the General Plan would discourage development on such slopes. Proposed Zoning Ordinance Section 17.30.060 (Hillside Development Standards 30 Percent Slope Restriction) establishes detailed regulations for development on slopes, including provisions for erosion control and engineered design, but similarly does not prohibit such development. While Constitutional protections against "regulatory takings" act to preclude the County from ever actually prohibiting all development on a steep lot if that action would remove all economic value from the property, existing Policy 7.1.2.1 could certainly restrict the development of the steep portions of sites that also contain areas with slopes under 30%. Despite the proposed erosion control and design requirements there is the potential for this change to result in adverse aesthetic effects. However, with the proposed amendment to Policy 2.2.3.1 discussed below, that will not be inconsistent with any General Plan policies. This is a less-than-significant impact.

The project proposes to amend Policy 2.2.3.1 to exempt certain residential planned development projects from the 30% open space requirement. This would allow residential planned developments consisting of five or fewer lots, infill development, Multi-Family Residential, or Commercial/Mixed Use to proceed without devoting 30% of the project site to open space. The TGPA would delete Policy 2.2.5.4 that now requires development applications that have the potential to create 50 parcels or more to be subject to the Planned Development combining zone district, thereby requiring 30% of the site to be left in open space (this policy currently does not apply when the project does not require a General Plan amendment, has an overall density of two units per acre or less, and its site is designated High-Density Residential). Combined, these amendments would limit application of the 30% open space requirement for certain small projects, while expanding its application to all residential planned developments of six or more lots. The open space requirement

is not strictly for the purpose of avoiding or mitigating an environmental effect. Open space may include recreational uses, for example. Its primary environmental benefits are aesthetic, by providing visual relief from buildings, and hydrological, in those instances when the open space is used to handle storm drainage and reduce the effect of urban runoff. However, given the limited practical application of these amendments, the TGPA and the related changes in the ZOU would not result in a significant environmental effect. This impact would be less than significant.

Impact LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan (no impact)

There are no habitat conservation plans or natural community conservation plans in El Dorado County (U.S. Fish and Wildlife Service 2013; California Department of Fish and Wildlife 2013). Therefore, the project would not conflict with any such plan and there would be no impact.

Impact LU-4: Substantially alter or degrade the existing land use character of the County (significant and unavoidable)

2004 General Plan EIR Conclusions

The certified 2004 General Plan EIR examined whether the General Plan would substantially alter or degrade the existing land use character by 2025 and at theoretical buildout (i.e., sometime beyond 2025). The 2004 General Plan EIR found that the adopted 2004 General Plan would have a less-than-significant impact on land use character at 2025, but a significant and unavoidable impact at buildout.

The 2025 impact was found less than significant because the level of development intensity was sufficiently low to retain community character. General Plan policies would encourage new development to occur within Community Regions and Rural Centers rather than haphazardly within rural areas. The 2004 General Plan EIR found, in particular, the following.

> The reduced size of Community Regions and Rural Centers would balance with the increased density of permitted subdivision to fully implement the intent of the General Plan to focus development in urban areas and protect rural areas from high levels of development. Development density would be greater in the urban areas, and the protections provided by General Plan policies would ensure concentration of high-intensity development in Community Regions and Rural Centers.

At buildout of the General Plan, however, development would be intensified throughout the planning area at levels sufficient to degrade community character. The 2004 General Plan's EIR operated on the assumption that all legal parcels would be developed at buildout of the General Plan. This would include substantial numbers of parcels in rural areas. The 2004 General Plan EIR included Mitigation Measure 5.1-2 which required a program that allows distinct separators to be maintained between developed areas (i.e., Community Regions and Rural Centers). This measure was incorporated into the 2004 General Plan as Policy 2.5.1.3. Nonetheless, the 2004 General Plan EIR concluded that this impact was significant and unavoidable. The analysis of Alternative 3 from the 2004 General Plan EIR is incorporated by reference.

Project Impacts

The project would similarly result in a significant and unavoidable impact. It is not reasonable to assume that every parcel in the County will eventually be developed. For example, some parcels are

located on slopes that are too steep for development, others are too small to support the necessary septic tank system, and others are too distant from water service for connections to be affordable and groundwater is insufficient to support development at maximum density. Therefore, the following analysis will not rely on that assumption. Nonetheless, a reasonable assumption of development under the existing General Plan will result in a substantial increase in the level of development currently found throughout the county. This would inevitably degrade the rural character of some areas.

The project does not make substantial changes to the General Plan policies that encourage most new development to locate in the Community Regions and Rural Centers. It would, however, increase the allowable density within mixed use developments and encourage that type of development in Commercial and Multi-Family Residential zones. The effect of the proposed increase in residential density within mixed use developments is limited by the fact that mixed use development is not allowed outside of Community Regions and Rural Centers and therefore would not contribute to more intense development outside of those areas. Further, physical constraints such as lot size and lack of services, would limit the ability of individual mixed use developments to reach the maximum density allowed under the project. The change in mixed use maximum residential density would not result in a significant effect as a result of substantial alteration or degradation of the existing land use character. Policy 2.1.2.5 proposes to increase mixed use density within Rural Centers to a maximum of 10 dwellings per acre. However, it contains language which may inadvertently be interpreted to authorize up to 20 dwellings per acre. Mitigation Measure LU-4a will prevent this from occurring.

The proposed amendment to Policy 2.2.1.2 that would increase the maximum residential density in the MFR land use designation to 30 dwellings per acre was included in the NOP project description in order that the County could meet its regional housing share obligation in its Housing Element. The Housing Element was adopted October 29, 2013 and easily met the regional housing need requirements without this provision for higher density residential development. For that reason, this proposed amendment is not being pursued.

The proposed relaxation of the prohibition on development on slopes of 30% or greater would potentially result in a significant and unavoidable impact on land uses within those areas and therefore would substantially alter the existing land use character. Mitigation Measure BIO-1a would reduce this impact, but not below the level of significance. This would be a significant and unavoidable impact.

Proposed new Policy 2.4.1.5 promoting “infill” development would further encourage development that is consistent with the General Plan to take place within existing communities. This Land Use Element policy is consistent with the Housing Element’s infill implementation measure and reinforces existing policies that focus new development in Community Regions and Rural Centers. As a result, this policy would not result in a significant effect as a result of substantial alteration or degradation of the existing land use character.

The proposed changes to Policies 5.2.1.3 and 5.3.1.1 would effectively relax the current requirement that higher intensity development connect to public water and wastewater disposal systems to instead allow development to proceed without connecting to public systems when public systems are not reasonably available. Because of the lack of reliable groundwater supplies within the county and the size requirements for individual septic system leach fields mandated by building code requirements, this change would not result in higher intensity development. Instead, it would allow

property to be developed, but only to the extent allowed by the site's physical constraints. Where groundwater supplies are limited or the size of the site is limited, this will typically be a lower intensity of development than could be supported by public water and wastewater disposal systems. This would not result in a substantial alteration or degradation of land use character and therefore would have a less than significant impact.

The project includes Zoning Ordinance provisions intended to support agriculture by allowing compatible uses such as agricultural homestays (Section 17.040.170), Health Resort and Retreat Centers (Section 17.040.170), Agricultural and Timber Resource Lodging (Section 17.040.170), and Ranch Marketing (Section 17.040.260). These uses would be limited to lands where the primary use is agricultural (including forestry). Some uses would be allowable by right; others would require approval of an administrative permit or CUP, depending on the use and the zone.

Agricultural homestays are lodgings operated by the resident of a bonafide agricultural (including forestry) or grazing operation that is accessory and subordinate to the operation. They would be limited to a maximum of 6 guests in not more than 3 guest rooms. This would not substantially increase the intensity of uses in agriculturally or forest/timberland zoned areas of the county and would not result in a substantial alteration or degradation of land use character; therefore the impact would be less than significant.

However, the proposed provisions for Health Resort and Retreat Centers, Agricultural and Timber Resource Lodging, and Ranch Marketing could substantially alter the character of agricultural and timber resource areas. A Health Resort and Retreat Center consists of recreational, educational, therapeutic, and similar activities focused on self-improvement in a natural setting, with day use or overnight facilities to serve the guests. It would be considered an expanded home occupation under the proposed Zoning Ordinance. It would be permitted in the PA (planned agricultural), AG (agricultural grazing), FR (forest resource), and TPZ (timber production) zones upon approval of a CUP, provided that it has been deemed consistent with surrounding agricultural uses by the Agricultural Commission. No maximum size limit is proposed. Although the CUP requirement would allow the imposition by the County of restrictions intended to reduce a resort/retreat center's aesthetic, noise, and traffic impacts, this type of use could nonetheless substantially alter the existing character of the agricultural or timber production area by introducing new structures and activities that are different from existing uses. The proposed right to farm ordinance (section 17.40.290 of the ZOU) will reduce this impact by limiting conflict between agricultural uses, including within the FR and TPZ zones, and resort/retreat center uses. This impact would be reduced to a less than significant level by Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers.

Agricultural and Timber Lodging would be allowed by right in the AG zone, upon approval of a ministerial administrative permit in the PA and FR zones, upon approval of a minor use permit in the LA (limited agricultural) and RL (rural lands) zones, and upon approval of a CUP in the TPZ zone. In every case, Agricultural and Timber Resource Lodging would have to be determined to be compatible with surrounding uses by the Agricultural Commission. No maximum size or number of guest units is proposed under the Zoning Ordinance, although signs would be limited in size. The requirement that Agricultural and Timber Resource Lodging be reviewed for compatibility would preclude lodging facilities that would conflict with agricultural or timber-related uses. The proposed right to farm ordinance (section 17.40.290 of the ZOU) will reduce this impact by limiting conflict between lodging facilities and agricultural activities. Therefore, these lodging facilities would not

substantially alter the character of the area in which they are located. This impact would be less than significant.

The proposed Ranch Marketing provisions would authorize several types of uses with the potential to substantially alter the character of the area in which they are located, depending on the size and intensity of that use. This is limited somewhat by the proposed requirements that the use be secondary to the agricultural use and linked to the sale of agricultural products produced onsite or related value-added products. If a CUP is required, the use would have to be found to not detract from or diminish onsite agricultural uses, to have no adverse effect on surrounding agricultural production, and that all uses on Williamson Act contracted lands are compatible uses under the County's Williamson Act ordinance. The most intensive potential Ranch Marketing uses include the following.

- Permanent campgrounds (allowed upon approval of a CUP in the LA, PA, and AG zones).
- Marketing/promotional events (allowed by right in the PA zone and on parcels of 40 acres or more in the AG zone, upon approval of a CUP in the AG zone on parcels under 40 acres, and upon approval of a minor use permit in the LA zone).
- Special events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings with up to 250 attendees up to 24 times per year (allowed by right on parcels of 160 acres or more in the AG zone, upon approval of an administrative permit on parcels from 40 to 160 acres in the AG zone, upon approval of a CUP in the AG zone on parcels under 40 acres and upon approval of a CUP on parcels of 10 acres or larger in the LA zone). In the PA zone, this would be allowed by right, unless the site has no direct road access in which case a minor use permit would be required, or it may have significant impacts to traffic, noise, neighboring parcels and may result in a loss of productive agricultural land in which case a CUP would be required. The use could also be allowed in the PA zone upon approval of a temporary use permit (TUP).
- Musical festivals and concerts (allowed by CUP or temporary use permit, depending on the duration, in the LA, PA, and AG zones).
- Rodeos (allowed in the AG zone by right on parcels of 160 acres or more, upon approval of an administrative permit on parcels from 40 to 160 acres, and upon approval of a CUP on parcels less than 40 acres).

Although there are no specific uses being proposed on any site at this time and the purpose of the Ranch Marketing provisions is to provide farmers and ranchers a broader range of agriculture-related income-generating activities, these types of uses have the potential to substantially alter the character of the area in which they are located by introducing a new source of noise, traffic, and aesthetic impacts. This would be particularly true where the use would not be subject to a minor use permit, CUP or TUP and the County's ability to impose conditions to minimize impacts would therefore be limited. Mitigation Measure LU-4b: Require prospective Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses would reduce this to a less-than-significant level.

This significant impact determination also holds for general industrial in the FR and TPZ zones by CUP; off-highway or off-road vehicle recreation area in the FR and TPZ zones by CUP; Ski Area by CUP in the RL, FR, and TPZ zones; and Public Utility Services Facilities, Intensive in the PA, AG, RL, FR, and TPZ zones by CUP. The CUP requirement would provide for discretionary review of projects

and afford the opportunity to apply project-specific mitigation. It would not necessarily avoid the potential for these intensive uses to alter or degrade the existing land use character of their surroundings. Mitigation Measure AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones would reduce the impact of Public Utility Services Facilities to a less-than-significant level by reducing the intensity of allowable uses. Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone would reduce the impact of these uses on land that is to be enforceably restricted for timber production. Nonetheless, it is reasonably foreseeable that off-highway or off-road vehicle recreation area and ski area uses would substantially alter the existing land use character of the rural areas in which they would be located and result in a significant and unavoidable impact.

Similarly, Public Utility Services Facilities, Intensive (e.g., electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities) authorized in residential zones upon approval of a CUP would expand the list of uses potentially allowed in the current Zoning Ordinance and could substantially alter the existing land use character of the residential and rural residential areas in which they would be located. Because these uses may be necessary to serve residential areas, this impact is significant and unavoidable.

Chapter 17.25 (Recreational Facilities) would expand the types of uses currently allowed in the recreational facilities zone, as described above. If these intensive uses were to be approved in areas designated on the General Plan for residential or open space uses, it is reasonably foreseeable that they would substantially alter the existing land use character of the surrounding area. The intensity (e.g., height, lighting, signage), typical components (e.g., parking lots, signs, permanent structures), and typical operational impacts (e.g., traffic, noise, lighting) of these types of uses would not be amenable to sufficient moderation to avoid this substantial alteration because they would be so different than their surroundings. This impact is significant and unavoidable.

Conclusions

Allowing development on slopes of 30% or more would result in a significant impact that would be reduced by Mitigation Measure BIO-1a, but not to a less-than-significant level. The impact would be significant and unavoidable.

Impacts related to the increase the allowable density within mixed use developments would be reduced by Mitigation Measure LU-4a to a less-than-significant level.

Impacts related to Agricultural Homestays and Agricultural and Timber Resource Lodging would be less than significant.

Impacts related to Health Resort and Retreat Centers would be reduced by Mitigation Measure AG-1a to a less-than-significant level.

Impacts related to Ranch Marketing uses would be reduced by Mitigation Measure LU-4b to a less-than-significant level.

Impacts related to Public Utility Services Facilities in the TPZ would be reduced by Mitigation Measure AG-1b and Mitigation Measure AG-4 to a less-than-significant level.

Impacts related to off-highway or off-road vehicle recreation area and ski area uses would be reduced by Mitigation Measure AG-1b and Mitigation Measure AG-4, but not to a less-than-significant level. This would be a significant and unavoidable impact.

Impacts related to Public Utility Services Facilities authorized in residential zones upon approval of a CUP would be significant and unavoidable.

Impacts related to the proposed changes to the Recreational Facilities zone would be significant and unavoidable.

The overall impact of the project related to land use character would remain significant and unavoidable after implementation of Mitigation Measures AG-1a, AG-1b, AG-4, BIO-1a, LU-4a, and LU-4b.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Mitigation Measure AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones

Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone

Mitigation Measure BIO-1a: Limit the relaxation of hillside development standards

Mitigation Measure LU-4a: Revise Policy 2.1.2.5, Commercial/Mixed Use (in Rural Centers)

Revise the proposed Policy 2.1.2.5 amendment as follows, to clarify its intent.

Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be ~~four~~ 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed use project may include a full range of single and/or multi-family design concepts. ~~The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.~~

Mitigation Measure LU-4b: Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses

Revise Section 17.40.260.A.3., Ranch Marketing, as follows.

3. Agricultural production is the primary use or function of the property. The Agricultural Commissioner may review the proposed Ranch Marketing area to ensure that the site conforms to the standards 17.40.260.D.2.

Ranch marketing activities proposed within Agricultural Districts, as identified on the General Plan land use maps, on or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Agricultural Commissioner for compatibility with surrounding agricultural land uses or on agriculturally zoned lands prior to action by the review authority.

Impact LU-5: Create substantial incompatibilities between land uses (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR analyzed whether the General Plan created substantial incompatibilities between land uses. It stated the following.

> Potential incompatibility would result from several sources: the potential for delayed implementation of standards and policies to result in interim or short-term incompatibilities; the definition of the Low-Density Residential designation as compatible with agricultural activities; the lack of a compatibility review in the County's approval process for land use on all projects; the potential for government buildings in incompatible areas of Rural Regions; and the range of uses permitted in Rural Regions that could conflict with each other or with adjacent uses (e.g., Ranch Marketing, agriculture, residential, timber production, mining).

The 2004 General Plan EIR concluded that the 2004 General Plan, which incorporated as policy the mitigation measures identified in the 2004 General Plan EIR (i.e., Mitigation Measures 5.1-3(a) – 5.1-3(d)), would have a less-than-significant impact.

Project Impacts

Except as described below, the mitigation measures identified in the 2004 General Plan EIR for the 2004 General Plan, as amended by the 2004 General Plan EIR findings of fact, are reflected in the General Plan's policies.

- Mitigation Measure 5.1-3(a) [general plan consistency finding required for structures greater than 120 square feet in area or requiring a grading permit] is reflected in Policy 2.2.5.20, with revisions that limit its application to discretionary projects involving structures greater than 4,000 square feet in area or grading permit for 20,000 square feet or more of disturbance. However, Policy 2.2.5.20 also requires all building permits to be consistent with the general plan designation of the affected parcel.
- Mitigation Measure 5.1-3(b) [locate and design development projects in a manner that avoids incompatibility with adjoining land uses] is embodied in Policy 2.2.5.21.
- Mitigation Measure 5.1-3(c) [establish an interim conformity review process] is not included in the General Plan as a discrete policy. Instead, the County applies residential and non-residential development consistency checklists as its conformity review processes to meet this measure for development projects. These checklists are found online at the following websites, respectively. http://edcapps.edcgov.us/DevServices/gpchecklist.asp and http://edcapps.edcgov.us/DevServices/gpchecklist_nonres.asp
- Mitigation Measure 5.1-3(d) [establish siting criteria for siting of public facilities] was modified by the findings of fact adopted with the 2004 General Plan EIR.[1] The modified measure is embodied in Policy 2.2.5.22.

[1] The findings explain: "As originally proposed, the policy directed new public facilities to Community Regions and Rural Centers, and set forth designations that would be deemed compatible for certain types of facilities, and incompatible for other types of facilities. The Board finds that the measure as originally proposed is not feasible because it fails to recognize that schools, law enforcement, and other critical public facilities may be needed and

None of these policies are proposed to be amended by the TGPA, so they would remain in effect to ensure that land use decisions do not result in substantial incompatibilities between land uses. One objective of the project is to make the Zoning Ordinance consistent with the provisions of the General Plan. The ZOU has been specifically drafted for that purpose. Accordingly, the project would eliminate inconsistencies related to the Zoning Ordinance's implementation of the General Plan. Therefore, the effect of the TGPA would be less than significant.

As discussed under Impact LU-4, the project includes Zoning Ordinance provisions intended to support agriculture by allowing compatible uses such as agricultural homestays (Section 17.040.170), Health Resort and Retreat Centers (Section 17.040.170), Agricultural and Timber Resource Lodging (Section 17.040.170), and Ranch Marketing (Section 17.040.260). Agricultural homestays are sufficiently limited that they would not be incompatible with adjoining land uses. The proposed ordinance would require that the County Agricultural Commission review and ratify the consistency of any proposed Health Resort and Retreat Center or Agricultural and Timber Resource Lodging with adjoining agricultural uses. This would ensure that these uses would not result in substantial incompatibilities between land uses. The effect of the ZOU proposals for agricultural homestays, Health Resort and Retreat Centers, and Agricultural and Timber Resource Lodging would be less than significant.

The proposed Zoning Ordinance provisions for Ranch Marketing do not require that proposed Ranch Marketing operations be consistent with surrounding land uses, except in those situations where a CUP is required. As a result, there may be some types of uses (e.g., special events such as weddings, parties, company picnics, birthdays, or reunions) allowed by right or non-discretionary administrative permit in the AG zone that would potentially be incompatible with surrounding uses. Implementation of Mitigation Measure LU-4b would reduce this effect to less than significant.

The other, more intensive land uses identified above for proposed Sections 17.21.020, 17.24.020, 17.25.010, and 17.40.210.E cannot be sufficiently moderated to ensure that they would not result in substantial incompatibilities between land uses. They typically generate noise, lighting, traffic, or other impacts that are incompatible with residential, open space, and resource uses, particularly when in a rural setting. They would be somewhat reduced by Mitigation Measures AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers; AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones; AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone; and LU-4b: Require prospective Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses. Nonetheless, it is reasonably foreseeable that these types of intensive uses would result in substantial inconsistencies. This impact is significant and unavoidable.

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appropriately located in certain Rural Regions in order to serve residents of those areas. The Board further finds that the modifications will not affect the efficacy of the proposed measure. The modifications recognize that compatibility depends on a case-by-case analysis of the particular uses and conditions at issue. Accordingly, they eliminate the automatic compatibility and incompatibility status of certain facilities in the enumerated designations, and do not automatically preclude new facilities in Rural Regions. Instead, compatibility will be determined based the location and design of a particular facility and its compatibility with permitted uses on adjoining lands. The modified policy will ensure the compatibility of new public facilities as well as the policy proposed in the EIR."

Conclusions

Impacts related to the TGPA would be less than significant.

Impacts related to the ZOU proposals for agricultural homestays, Health Resort and Retreat Centers, and Agricultural and Timber Resource Lodging would be less than significant.

Impacts related to Ranch Marketing uses would be reduced by Mitigation Measure LU-4b to a less-than-significant level.

Impacts related to the other, more intensive land uses identified above for proposed Sections 17.21.020, 17.24.020, 17.25.010, and 17.40.210.E would be reduced by Mitigation Measures AG-1a, AG-1b, AG-4, and LU-4b, but not to a less-than-significant level. The impact would be significant and unavoidable.

The overall impact of the project related to land use compatibility would remain significant and unavoidable after implementation of Mitigation Measures AG-1a, AG-1b, AG-4 and LU-4b.

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Mitigation Measure AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones

Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone

Mitigation Measure LU-4b: Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses.

3.7 Noise

3.7.1 Existing Conditions

Acoustic Fundamentals

Noise is commonly defined as unwanted sound that annoys or disturbs people and potentially causes an adverse psychological or physiological effect on human health. Because noise is an environmental pollutant that can interfere with human activities, evaluation of noise is necessary when considering the environmental impacts of a proposed project.

Sound is mechanical energy (vibration) transmitted by pressure waves over a medium such as air or water and is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. Although the decibel (dB) scale, a logarithmic scale, is used to quantify sound intensity, it does not accurately describe how sound intensity is perceived by human hearing. The human ear is not equally sensitive to all frequencies in the entire spectrum, so noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called *A-weighting*, written as *dBA*" and referred to as *A-weighted decibels*. Table 3.7-1 provides definitions of sound measurements and other terminology used in this section, and Table 3.7-2 summarizes typical A-weighted sound levels for different noise sources.

In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level.

Different types of measurements are used to characterize the time-varying nature of sound. These measurements include the equivalent sound level (L_{eq}), the minimum and maximum sound levels (L_{min} and L_{max}), percentile-exceeded sound levels (such as L_{10}, L_{20}), the day-night sound level (L_{dn}), and the community noise equivalent level (CNEL). L_{dn} and CNEL values differ by less than 1 dB. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

For a point source such as a stationary compressor or construction equipment, sound attenuates based on geometry at rate of 6 dB per doubling of distance. For a line source such as free flowing traffic on a freeway, sound attenuates at a rate of 3 dB per doubling of distance (California Department of Transportation 2013). Atmospheric conditions including wind, temperature gradients, and humidity can change how sound propagates over distance and can affect the level of sound received at a given location. The degree to which the ground surface absorbs acoustical energy also affects sound propagation. Sound that travels over an acoustically absorptive surface such as grass attenuates at a greater rate than sound that travels over a hard surface such as pavement. The increased attenuation is typically in the range of 1 to 2 dB per doubling of distance. Barriers such as buildings and topography that block the line of sight between a source and receiver also increase the attenuation of sound over distance.

Table 3.7-1. Definition of Sound Measurements

Sound Measurements	Definition
Decibel (dB)	A unitless measure of sound on a logarithmic scale, which indicates the squared ratio of sound pressure amplitude to reference sound pressure amplitude. The reference pressure is 20 micro-pascals.
A-Weighted Decibel (dBA)	An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
Maximum Sound Level (L_{max})	The maximum sound level measured during the measurement period.
Minimum Sound Level (L_{min})	The minimum sound level measured during the measurement period.
Equivalent Sound Level (L_{eq})	The equivalent steady state sound level that in a stated period of time would contain the same acoustical energy.
Percentile-Exceeded Sound Level (L_{XX})	The sound level exceeded xx% of a specific time period. L10 is the sound level exceeded 10% of the time.
Day-Night Level (L_{dn})	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring during the period from 10:00 p.m. to 7:00 a.m.
Community Noise Equivalent Level (CNEL)	The energy average of the A-weighted sound levels occurring during a 24-hour period with 5 dB added to the A-weighted sound levels occurring during the period from 7:00 p.m. to 10:00 p.m. and 10 dB added to the A-weighted sound levels occurring during the period from 10:00 p.m. to 7:00 a.m.
Peak Particle Velocity (Peak Velocity or PPV)	A measurement of ground vibration defined as the maximum speed (measured in inches per second [inches/sec]) at which a particle in the ground is moving relative to its inactive state.
Frequency: Hertz (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure.

Table 3.7-2. Typical A-weighted Sound Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock band
Jet flyover at 1,000 feet		
	100	
Gas lawnmower at 3 feet		
	90	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawnmower, 100 feet	70	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60	
		Large business office
Quiet urban daytime	50	Dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime		
	30	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20	
		Broadcast/recording studio
	10	
	0	

Source: California Department of Transportation 2013.

Regulatory Setting

Local

El Dorado County General Plan Noise Element

The El Dorado County 2004 General Plan was adopted in July 2004 and serves as the overall guiding policy document for land use, development, and environmental quality for the County. The Public Health, Safety, and Noise Element of the General Plan (amended March 2009) contains noise standards for transportation, non-transportation (stationary), and construction noise sources.

Table 3.7-3 and 3.7-4 define the maximum allowable noise exposure for transportation and non-transportation noise sources identified in the Noise Element.

Table 3.7-3. Maximum Allowable Noise Exposure for Transportation Noise Sources

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL, dB	Interior Spaces L_{dn}/CNEL, dB	Interior Spaces L_{eq}, dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	45	35
Churches, Meeting Halls, Schools	60[3]	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

Source: El Dorado County 2004, Table 6-1.
Notes:
[1] In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L_{nd} shall be applied at the building façade, in addition to a 60 dB L_{dn} criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L_{dn} shall be applied at a 100 foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L_{dn} may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.
[2] As determined for a typical worst-case hour during periods of use.
[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table 3.7-4. Noise Level Performance Protection Standards for Noise Sensitive Land Uses Affected by Non-Transportation* Sources

Noise Level Decriptor	Daytime 7 a.m – 7 p.m.		Evening 7 p.m – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Source: El Dorado County 2004, Table 6-2.
Notes:
Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Area the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.
* Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations, and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

The standards outlined in Tables 3.7-5, 3.7-6, and 3.7-7apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Table 3.7-5. Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in Community Regions and Adopted Plan Areas–Construction Noise

		Noise Level (dB)	
Land Use Designation[a]	Time Period	L_{eq}	L_{max}
Higher-Density Residential (MFR, HDR, MDR)	7 am – 7pm	55	75
	7 pm – 10 pm	50	65
	10 pm – 7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am – 7 pm	70	90
	7 pm – 7 am	65	75
Industrial (I)	Any Time	80	90

Source: El Dorado County 2004, Table 6-3.

Note:

[a] Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development.

MFR = Multifamily Residential
HDR = High-Density Residential
MDR = Medium-Density Residential
C = Commercial
R&D = Research & Development
PF = Public Facilities
I = Industrial

Table 3.7-6. Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in Rural Centers–Construction Noise

		Noise Level (dB)	
Land Use Designation	Time Period	L_{eq}	L_{max}
All Residential (MFR, HDR, MDR)	7 am – 7pm	55	75
	7 pm – 10 pm	50	65
	10 pm – 7 am	40	55
Commercial and Public Facilities (C, R&D, PF)	7 am – 7 pm	65	75
	7 pm – 7 am	60	70
Industrial (I)	Any Time	70	80
Open Space (OS)	7 am – 7 pm	55	75
	7 pm – 7 am	50	65

Source: El Dorado County 2004, Table 6-4.

Table 3.7-7. Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in Rural Regions–Construction Noise

		Noise Level (dB)	
Land Use Designation	Time Period	L_{eq}	L_{max}
All Residential (LDR)	7 am – 7pm	50	60
	7 pm – 10 pm	45	55
	10 pm – 7 am	40	50
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am – 7 pm	65	75
	7 pm – 7 am	60	70
Rural Land, Natural Resources, Open Space, and Agricultural Lands (RR, NR, OS, AL)	7 am – 7 pm	65	75
	7 pm – 7 am	60	70

Source: El Dorado County 2004, Table 6-5.

Policy 6.5.1.7 relates specifically to project-related increases in non-transportation noise. It states:

Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 [Table 6.7-3 in this DEIR] for noise-sensitive uses.

Policy 6.5.1.12 relates specifically to project-related increases in traffic noise. It states:

When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.

A. Where existing or projected future traffic noise levels are less than 60 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 5 dBA L_{dn} caused by a new transportation noise source will be considered significant;

B. Where existing or projected future traffic noise levels range between 60 and 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 3 dBA L_{dn} caused by a new transportation noise source will be considered significant; and

C. Where existing or projected future traffic noise levels are greater than 65 dBA L_{dn} at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA L_{dn} caused by a new transportation noise will be considered significant.

El Dorado County Ordinance Code

Chapter 9.16, Noise, of the El Dorado County Ordinance Code defined and prohibits "loud and raucous noise." Under this chapter, the production of loud and raucous noise that unreasonably interferes with the peace and quiet of private property is prohibited.

Environmental Setting

The noise chapter of the Draft EIR for the General Plan (El Dorado County 2003) describes existing noise sensitive land use and sources of noise in the county. Noise sensitive land uses in the County include residential dwellings and other land uses such as parks, historic sites, cemeteries, and recreation areas. School classrooms, places of assembly, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. Sources of noise in the county include stationary sources such as commercial and industrial uses, aircraft operations, and traffic on major roadways and highways.

Because background noise levels are closely tied to noise from transportation sources (primarily roadways and highways), changes in population generally relate to changes in background noise levels. Table 3.7-8 summarizes population changes in the county since 2000. Since 2003 the population of the county has increase by about 8%. Assuming that trip generation has increased by about that same amount over that period of time, the overall increase in traffic noise would be less than 0.5 dB. Accordingly, noise levels in the county are not substantially different than in 2003 when the General Plan was adopted.

Table 3.7-8. El Dorado County Population, Yearly Percentage Changes 2000–2013

Year	2000–2001	2001–2002	2002–2003	2003–2004	2004–2005	2005–2006	2006–2007	2007–2008	2008–2009	2009–2010	2010–2011	2011–2012	2012–2013
% Pop. Change[a]	2.27	1.76	1.79	1.57	1.69	1.20	1.11	0.79	0.62	0.82	-0.13	1.19	0.29

[a] This includes the entire county population, including residents of the incorporated cities.

3.7.2 Environmental Impacts

Impact Mechanisms

The TGPA is proposing a limited number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. This DEIR analyzes whether these proposed changes, including the change in residential densities allowed in commercial/mixed use areas in Community Regions and Rural Centers among others, would result in impacts on existing noise-sensitive populations. The key changes—which include changes to policies pertinent to noise—are listed below.

Targeted General Plan Amendments

- Camino-Pollock Pines Community Region. The project proposes to divide the existing Community Region into three Rural Communities. Camino, Cedar Grove, and Pollock Pines would develop in a manner reflects their separate and distinct characters. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region, and no changes to existing General Plan land use designations are proposed.
- *Policy 2.2.1.2:* Multi-Family Residential (MFR). The minimum allowable density for the MFR designation in the current General Plan is 5 dwelling units per acre, with a maximum density of up to 24 dwelling units. The project would increase the designation's minimum density to 8 units per acre with an optional review. The project would amend the MFR designation to encourage a full range of housing types including small lot, single-family detached design without a requirement for a planned development. The project would specify that mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted under the MFR designation. As originally proposed, the project included an increase of the maximum density to 30 units per acre to comply with the requirements of housing element law (Government Code 65583.2(c)(iv) and (e)). However, with adoption of the Housing Element in October 2013, this increased density was determined to be unnecessary and this part of the project is not being pursued.

- *Policy 2.1.1.3:* Commercial/Mixed Use (in Community Regions). This would increase the maximum density for the residential portion of mixed use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre to be consistent with 2009 amendments to State planning law (Government Code Section 65583.2(c)(B)(3)). The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
- *Policy 2.1.2.5:* Commercial/Mixed Use (in Rural Centers). Increase the maximum density for the residential portion of mixed use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre.
- *Policy 2.4.1.5:* Infill Development. A proposed new policy encouraging infill development on sites of up to 5 acres in size in existing communities. Infill would be required to be consistent with the General Plan and zoning provisions applicable to the given site. Because the infill must be consistent with the General Plan, infill development of this size would have the same effect as identified for the General Plan. In areas exposed to high levels of noise, the impact would be significant and unavoidable.

Zoning Ordinance Updates

- The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The rezonings would not change the development potential associated with implementation of the General Plan and Zoning Ordinance.
- *Chapter 17.21* (Agricultural, Rural Lands and Resource Zones) would expand the allowable uses in these zones (relative to allowable uses in the current agricultural and timberland zones) to include activities intended to support agriculture by allowing compatible uses such as agricultural homestays (Section 17.040.170), Health Resort and Retreat Centers (Section 17.040.170), Agricultural and Timber Resource Lodging (Section 17.040.170), and Ranch Marketing (Section 17.040.260) that can include outdoor entertainment and concerts on parcels of 10 acres or larger. The matrix in Section 17.21.020 also would allow a number of intensive land uses in these zones: Industrial, General in the FR and TPZ zones by CUP; Off-Highway Vehicle Recreation Area in the FR and TPZ zones by CUP; Ski Area by CUP in the RL, FR, and TPZ zones; and Public Utility Services Facilities, Intensive in the PA, AG, RL, FR, and TPZ zones by CUP.
- *Chapter 17.25* (Recreational Facilities) would expand the types of uses currently allowed in the recreational facilities zone to include: Ski Area by CUP; Large Amusement Complex in RFH zone by CUP; outdoor entertainment by CUP in the RFL and administrative permit in the RFH zones; and a hotel/motel in the RFH zone by CUP. The RFL zone would be consistent with all General Plan residential designations, as well as Open Space and Tourist Recreational. The RFH zone would be consistent with the General Plan Multi-Family and High-Density Residential designations, as well as Open Space (within a Community Region) and Tourist Recreational designations.
- Chapter 17.37 is the noise ordinance. It includes noise standards and includes a provision authorizing the Planning Director to allow for exceptions to the evening and night time

standards or other temporary exceedances of construction-related noise where necessary to alleviate traffic congestion and safety hazards or where authorized by an approved permit, consistent with General Plan policy 6.5.1.11. Adoption of the noise ordinance complies with the directive to do so in General Plan policy 6.5.1.14. The current zoning ordinance relies upon the General Plan's noise standards, rather than including enforceable noise regulations. Chapter 17.37 embodies that enforceable regulation.

Methods of Analysis

This analysis relies upon a review of the 2004 General Plan EIR analysis and its findings. Where relevant, the impact discussions under *Impacts and Mitigation Measures* first discloses the extent to which the current General Plan, through its policies and pattern of land use distribution, has or is expected to have an impact on noise generation and impacts on noise-sensitive land uses. This DEIR then examines those components of the project that could have an adverse effect on these existing resources.

Because the project does not propose any site-specific development activities, this analysis focuses on the potential indirect impacts of future development that could occur as a result of the project.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.
- Expose persons to or generate excessive groundborne vibration or groundborne noise levels.
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project.
- Be located within an airport land use plan area, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels.
- Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels.

The 2004 General Plan EIR modified the State CEQA Guidelines Appendix G impact topics to reflect the character of El Dorado County. This DEIR uses the following considerations taken from the 2004 General Plan EIR to evaluate impacts rather than the standard State CEQA Guidelines Appendix G thresholds of significance. These match the 2004 General Plan EIR impact categories.

- Exposure of noise-sensitive land uses to short-term (construction) noise.
- Exposure to ground transportation noise sources as a result of the TGPA.
- Exposure to ground transportation noise sources as a result of the ZOU.
- Exposure of noise-sensitive land uses to fixed or non-transportation noise sources.

- Exposure to aircraft noise.

The CEQA Initial Study prepared for this project (Appendix A) concluded that the proposed TGPA and ZOU would not substantively amend any policy or ordinance provision in a manner that would increase exposure to groundborne vibration or noise. Because of these conclusions, impacts related to groundborne vibration and noise were determined to be less than significant. Accordingly, groundborne vibration and noise are not discussed further in this DEIR.

Impacts and Mitigation Measures

Impact NOI-1: Exposure of noise-sensitive land uses to short-term (construction) noise (significant and unavoidable)

2004 General Plan EIR Conclusions

The General Plan EIR states that development under the General Plan would result in exposure of noise-sensitive land uses to noticeable noise increases primarily from construction activities. The General Plan EIR concluded that this impact was significant. Implementation of Mitigation Measures 5.10-1(a) and 5.10-1(b) were identified to reduce this impact but the impact was determined to remain significant and unavoidable after mitigation because it may not be feasible in all situations to reduce construction noise to be in compliance with applicable noise standards.

Project Impacts

No specific development projects are proposed as part of the project. The proposed Chapter 17.37 of the Zoning Ordinance addresses noise standards and includes new limitations on construction noise. Therefore, enactment of the project would reduce the potential for excessive construction noise, but it may not be feasible in all situations to reduce construction noise to be in compliance with applicable noise standards. This impact would, therefore, be significant and unavoidable.

Impact NOI-2: Exposure to ground transportation noise sources as a result of the TGPA (significant and unavoidable)

2004 General Plan EIR Conclusions

The General Plan EIR states that development under the General Plan would result in exposure of existing, as well as future, noise-sensitive land uses to transportation noise. It further states that exposure of noise-sensitive land uses to substantial increases in ambient noise levels could occur and that this impact would be significant. Implementation of Mitigation Measures 5.10-2 was identified to reduce this impact but the impact was determined to remain significant and unavoidable after mitigation because, as stated in the 2004 General Plan EIR, “design measures would need to be identified on a project basis and may not always be feasible.”

Project Impacts

No specific development projects are proposed as part of the project. However, the TGPA would encourage higher density development within high-density residential and mixed use developments in Community Regions and Rural Centers, as well as infill locations (see *Impact Mechanisms*).

The effect of increasing maximum densities on noise can be assessed by evaluating the increased trip generation. Increasing the maximum density from 16 dwelling units to 20 dwelling units per

acre in Community Regions would increase trip generation by a factor of 1.25. Increasing traffic by a factor of 1.25 would correspond to a 1 dB increase in traffic noise. Similarly increasing the maximum density in Rural Centers from 4 to 10 dwelling units per acre would increase trip generation by a factor of 2.5. Increasing traffic by a factor of 2.5 would correspond to a 4 dB increase in traffic noise.

The actual increase in traffic noise on roadways would be less than these amounts because the increased traffic would be added to existing traffic on roadways. Because infill development that might occur under Policy 2.4.1.5 would be required to comply with existing General Plan and zoning provisions this policy would not be expected to result in additional trip generation that otherwise would not be allowed under the current General Plan and Zoning Ordinance.

The TGPA also proposes to divide the existing Camino/Pollock Pines Community Region to create three Rural Centers centered on Camino, Cedar Grove, and Pollock Pines. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region. The maximum density for residential portions of mixed used developments in Community Regions is currently 16 dwelling units per acre. Classifying Camino, Cedar Grove, and Pollock Pines as Rural Centers, in conjunction with the proposed increased density allowed for Rural Centers, would reduce the maximum allowed density to 10 dwelling units per acre in those areas. This would reduce the potential trip generation and noise from traffic in those areas.

Because the potential increases in traffic noise associated with these policy changes would be less than 5 dB, the noise impact of these changes would be no greater than that identified for the adopted General Plan. The overall impact would be significant and unavoidable for reasons stated in the 2004 General Plan EIR.

Impact NOI-3: Exposure to ground transportation noise sources as a result of the ZOU (significant and unavoidable)

Project Impacts

Proposed changes to the Zoning Ordinance could result in increased trip generation. Chapter 17.21 would expand the allowable uses in Agricultural, Rural Lands, and Resource Zones to include Health Resort and Retreat Centers, Agricultural and Timber Lodging, and Ranch Marketing, (which could include outdoor entertainment and concerts). Chapter 17.25 would allow expanded uses in Recreational zones including Large Amusement Complexes and outdoor entertainment.

It is not possible to predict how large any of these facilities would be or where they would be located. In most cases, the standards in the proposed Zoning Ordinance, including requirements for discretionary permits, would mitigate operational noise. It is however reasonably foreseeable that these expanded uses could result in substantial increases in traffic on local roads that could result in temporary noise increases greater than 5 dB. Therefore, this impact would be significant and unavoidable because it may not be feasible in all cases to reduce traffic noise increases to less than 5 dB.

Impact NOI-4: Exposure of noise-sensitive land uses to fixed or non-transportation noise sources (significant and unavoidable)

2004 General Plan EIR Conclusions

The General Plan EIR states that development under the General Plan could result in exposure of existing, as well as future, noise-sensitive land uses to fixed- or non-transportation-source and

concludes that this impact is significant. Mitigation Measure 5.10-3 was identified to reduce this impact, but the impact was determined to remain significant and unavoidable after mitigation because reduction in noise levels at specific locations would not ensure that there would not be an overall substantial increase in ambient noise levels.

Project Impacts

The TGPA proposes to divide the existing Camino/Pollock Pines Community Region to create three Rural Centers centered on Camino, Cedar Grove, and Pollock Pines. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region. The noise standards for non-transportation sources in Community Regions are less strict than the standards for Rural Centers. This change would reduce the allowable noise levels that are currently applicable to this area.

The TGPA proposes changes to current policy restrictions that prohibit commercial and industrial land use designations in the Rural Regions. Policy 2.2.1.2 deletes a requirement that industrial lands be restricted to areas within or in close proximity to Community Regions and Rural Centers. Chapter 17.21 of the ZOU would expand the allowable uses in agricultural, rural lands and resource zones to include Health Resort and Retreat Centers, Agricultural and Timber Lodging, and Ranch Marketing (which could include outdoor entertainment and concerts). Chapter 17.25 would allow expanded uses in Recreational zones including Large Amusement Complexes and outdoor entertainment.

These proposed changes would allow noise-generating commercial and industrial uses to occur in areas where those uses are not currently allowed. This could result in exposure of existing noise-sensitive uses to noise levels in excess of County noise standards and substantial permanent increases in noise levels of greater than 5 dB. However, General Plan Noise Element Policy 6.5.1.7 states that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise levels standards in Table 3.7-4. The impact would be no greater than that identified for the adopted General Plan. However the overall impact would be significant and unavoidable for reasons stated in the 2004 General Plan EIR.

Impact NOI-5: Exposure to aircraft noise (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR states that new development under the General Plan could be subject to aircraft noise and that development within El Dorado Hills is an area that is already considered to be affected by single event levels, or SELs, because of aircraft overflights associated with the operation of Mather Airport in Sacramento County. The General Plan EIR concludes that this impact is significant. Implementation of Mitigation Measures 5.10-4 was identified to reduce this impact, but the impact was determined to remain significant and unavoidable after mitigation because, as the 2004 General Plan EIR stated, “exposure of noise-sensitive receptors to aircraft noise levels, including SELs, could still occur.”

Project Impacts

The project could increase the density of residential development in some areas and increase the number of residences that could be exposed to aircraft noise if those areas are in the vicinity of airports or airport flight paths. General Plan Noise Element Policy 6.5.1.8 would not permit new development in those areas unless it could be shown that noise could be mitigated to the level

specified in Table 3.7-3. However, this mitigation measure would not address single noise events and, therefore, the impact remains significant and unavoidable.

3.8 Population and Housing

3.8.1 Existing Conditions

Regulatory Setting

State

California Planning Law—General Plan Housing Element

California Planning Law (Government Code Section 65302) requires the County to adopt a housing element as part of its General Plan. The housing element identifies future housing needs over the spectrum of incomes and provides strategies for meeting those needs. The Sacramento Area Council of Governments (SACOG) assigns the County a set of projected housing numbers, by income level, as part of the regional housing needs allocation process. Under state law, the County must adopt a land use plan and regulatory system that provide sufficient opportunities for, and do not unduly constrain, housing development to meet its share of the allocated housing need. The California Department of Housing and Community Development (HCD) reviews each housing element for adequacy in meeting the requirements of state law. An adopted housing element that has been approved by HCD is presumed to meet the requirements of state law for the term of the element.

Pursuant to state law, the housing element must be updated every 8 years, based on the SACOG regional housing needs for the next 8-year cycle. The housing numbers reflected in the housing element are projections, not mandatory requirements for housing construction. Actual construction will depend on market conditions, regulatory requirements, and other factors.

Local

El Dorado County Housing Element

The County adopted the 2013–2021 Housing Element on October 29, 2013 and obtained concurrence of the element's adequacy from HCD in that same year. The County's projected housing needs allocations are shown, by income category, in Table 3.8-1. The Housing Element applies only to unincorporated areas within El Dorado County. The cities of Placerville and South Lake Tahoe have separate housing elements and housing needs allocations.

Table 3.8-1. Housing Allocations in El Dorado County, 2013–2021

Income Category	Housing Allocation – West Slope	Housing Allocation – East Slope	Countywide Total (unincorporated area)	Percentage of Allocation
Very Low	954	132	1,086	25
Low	669	93	762	17
Moderate	734	89	823	19
Above Moderate	1,591	166	1,757	40
Total	3,948	480	4,428	100

Source: El Dorado County 2013.

As mentioned in Section 3.6, *Land Use and Planning*, the proposed amendment to Policy 2.2.1.2 that would increase the maximum residential density in the MFR land use designation to 30 dwellings per acre was originally proposed in order for the County to meet its regional housing share under the Housing Element (see Housing Element Measure HO-2013-2). However, during the course of drafting the element and its review by the Housing and Community Development Department, this higher density was not found to be necessary to provide for sufficient housing opportunities. The housing element adopted in 2013 easily met the regional housing need requirements without this provision. Therefore, the increase in density to 30 units per acre will not be pursued.

El Dorado County 2004 General Plan

The General Plan establishes the land use distribution pattern (e.g., residential, commercial, agricultural, open space) and the maximum intensity and density of future development within the unincorporated areas under the County's jurisdiction. This includes identifying the maximum allowed residential densities within the residential, commercial, and other land use designations described in the General Plan and shown on the General Plan land use map. Theoretically, the General Plan allows for a maximum of approximately 32,500 residences to be built under its current provisions in addition to those existing in 2000. Between 2000 and 2010, the County approved approximately 12,000 homes for construction, leaving a capacity for approximately 20,000 residences under the current General Plan. The actual number of additional residences that are built over the next several decades will depend on market conditions, the application of Measure Y traffic mitigation policies and related requirements, and the availability of the public water and sewer facilities necessary to maximize residential density, among other factors, such as avoidance of special-status species habitat.

The General Plan does not establish a vested right to develop. The General Plan identifies the type, intensity, and density of allowable development on a parcel-by-parcel basis throughout the unincorporated area, however, a landowner does not have the right to develop their parcel to the maximum potential shown on the General Plan. As described above, the actual level of development that may be allowed will depend on a number of factors.

El Dorado County Zoning Ordinance

While the General Plan establishes policies to guide the County's land use decision making, the Zoning Ordinance consists of enforceable regulations on the use of county land. By law, counties such as El Dorado must adopt a zoning ordinance that is consistent with their General Plan.

The zoning ordinance establishes specific zoning classifications (e.g., Single-Family Residential, Commercial) that, when applied to a specific property, describe the range of allowable land uses on that property and the basic standards for development (e.g., building setbacks from property lines, required parking spaces, maximum building height, limitations on development on slopes). Each zoning classification has a different set of allowable land uses and development standards. The zoning maps adopted with the ordinance identify the particular zoning classification that applies to each parcel within the unincorporated area under the County's jurisdiction.

Similar to the General Plan, while a zoning classification describes the type and intensity of development that may be allowed, it does not vest a property owner's right to develop at the maximum allowable intensity. The size and shape of the property, the availability of public infrastructure, development fees (including Traffic Impact Mitigation fees if applicable), owner

preferences, and other factors will determine how a property is developed within the rules set out in the Zoning Ordinance.

Environmental Setting

El Dorado County is largely rural in nature. Yet, it contains substantial suburban development in discrete communities, particularly along U.S. Highway 50 (e.g., El Dorado Hills, Cameron Park, Shingle Springs), as well as distinctive, rural small towns (e.g., Georgetown, Diamond Springs) and scattered residences in rural regions along the western slope. The population of unincorporated El Dorado County was estimated at 150,347 persons on January 1, 2013 (California Department of Finance 2013a). Although El Dorado County has been known as a rapidly growing area, more recently the county's rate of growth has slowed considerably. In July 2013, the California Department of Finance ranked El Dorado County as 37th among California's 58 counties in rate of growth (California Department of Finance 2013b). The county, including the incorporated cities of Placerville and South Lake Tahoe, grew at a rate of approximately 0.3% between July 1, 2012 and July 1, 2013 (California Department of Finance 2013b). Section 3.6, *Land Use and Planning*, provides additional environmental setting information. Please refer to that section for a more extensive discussion.

The proposed amendments would not fundamentally change the projected level of development expected to occur under the current (2004) General Plan. Based on the County's analysis of development potential, which included review of existing lots to determine "achievable development" capacity, and which takes into account General Plan land use designation, parcel size, availability of services, and a reasonable level of development, the land use designations in the current General Plan could accommodate approximately 32,500 residences in addition to those existing in 2000. Based on building permit records, between 2000 and 2010, the County approved approximately 12,000 homes for construction, leaving a capacity for approximately 20,000 residences under the current General Plan.

The estimate of 20,000 residences is not a limit or a goal, and the actual level of residential development may be lower, depending on market forces, the availability infrastructure, limitations under Measure Y traffic policies, site topography, and other factors that influence development intensity. Nothing commits the County to approving this amount of new residential development. However, it is necessary to estimate future growth for purposes of the CEQA analysis of the project's potential impacts.

The project does not propose adding substantially more residences to the 20,000 allowed under the current General Plan. The project's proposed increase in maximum density for mixed use projects could slightly increase the estimated capacity under the General Plan. However, the relatively limited number of parcels that are available for mixed use development, their small size, and the lack of sewer service in many parts of the County limit the practical effect of this higher density potential on the projected number of residences. In the past 10 years, for example, the County has considered only two or three applications for mixed use permits, totaling about 15 dwelling units. The only area projected to see a substantial net increase in dwelling units as a result of the mixed use development is the El Dorado–Diamond Springs Community Region. It is projected to have a net increase of approximately 257 dwellings over the next 20 years from mixed use developments. This is an increase of just over 1% of the estimated 20,000 residences that could be accommodated under the current General Plan.

3.8.2 Environmental Impacts

Impact Mechanisms

The TGPA is proposing a limited number of amendments to the 2004 General Plan; the ZOU is an update of the County's existing Zoning Ordinance. The key changes—which include changes to policies pertinent to the residential density of mixed use projects, open space, infill development, connections to public water and wastewater systems, and hillside development standards—are listed below. *Existing conditions* are the baseline against which the significance of the project's potential impacts is evaluated. Therefore, the reasonably foreseeable impacts of the TGPA and ZOU are compared to the existing environment and not to the provisions of the existing General Plan and Zoning Ordinance.

Targeted General Plan Amendments

- Camino-Pollock Pines Community Region. The project proposes to divide the existing Community Region into three Rural Communities. Camino, Cedar Grove, and Pollock Pines would develop in a manner reflects their separate and distinct characters. The proposed Rural Center designations would not extend beyond the existing boundary of the Community Region, and no changes to existing General Plan land use designations are proposed. The key difference between a Community Region and a Rural Center is the anticipated level of available public services (i.e., water, sewer, public safety), with a Rural Center expected to have a lower level of services than a Community Region. Rural Centers are also subject to slightly more stringent policies for limiting noise impacts from non-transportation sources than are Community Regions. The practical effect of the Camino/Pollock Pines proposal would be to reduce the development potential within these areas (in comparison to the potential under the current General Plan), because the ability to build at maximum allowable intensity or density is dependent on the availability of public services. Therefore, this amendment would not have an impact on existing population and housing and need not be discussed further.

  Policy 2.1.1.3: Commercial/Mixed Use (in Community Regions). The project proposes to increase the maximum density for the residential portion of mixed use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre to be consistent with 2009 amendments to State planning law (Government Code Section 65583.2(c)(B)(3)). The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer, and roadway are available or can be provided concurrent with development.

  Policy 2.1.2.5: Commercial/Mixed Use (in Rural Centers). This amendment would increase the maximum density for the residential portion of mixed use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre.

  Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4: Open Space. The project proposes to amend the current 30% open space requirement for Planned Development in Community Regions and Rural Centers to allow less than 30% of "improved open space" on site.

  Policy 2.4.1.5: Infill Development. The project proposes this new policy encouraging infill development on sites of up to 5 acres in existing communities where, among other limitations, the site does not have habitat value for endangered, rare, or threatened species. Infill would be required to be consistent with the General Plan and zoning provisions applicable to the site.

  Policy 5.2.1.3: Public Water System Connections (Community Regions and Rural Centers). The project would revise this policy such that medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be

required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water system in Rural Centers. The current policy requires such development to be connected to public water systems in Community Regions.

Policy 5.2.3.5: The average residential density shall not be greater than one dwelling unit per five acres in proposed groundwater dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required if it is demonstrated such larger parcels are necessary to limit the impact on groundwater supply in the area.

Policy 5.3.1.1: Public Wastewater Collection Facility Connections. The project would revise this policy to state that high-density and multifamily residential, commercial, and industrial projects may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. The current policy requires such development to be connected to public collection facilities.

Policy 7.1.2.1: Restriction on Developing Slopes of 30%. The project would amend the current *prohibition* of development (except where the prohibition would deny reasonable use of the property) on slopes of 30% or steeper to discourage development on 30% slopes or steeper. The standards under which slopes could be developed are set out in proposed Section 17.30.060 (Hillside Development Standards) of the ZOU described below.

Zoning Ordinance Updates

- The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan, these changes generally adopt the least intensive of those zones. The residential development potential of the parcels is currently determined by the residential densities established in the General Plan. The rezonings would not change the residential development potential. As a result, the rezonings would have no incremental effect on the potential for residential development. This component of the ZOU would have no impact on existing population and housing and is not discussed further.

  Section 17.30.060: Hillside Development Standards. The project would establish standards for hillside development, including limitations on development on portions of existing lots where the natural gradient (i.e., slope) is 30% or greater. Development could proceed with an erosion and sediment control plan in place. Development would be prohibited on sites where the slope has a vertical height of 50 feet or more and exceeds 30%, except "where reasonable use of an existing lot or parcel would otherwise be denied." In those cases, stricter development standards would apply.

Methods of Analysis

Future land use changes would primarily occur in accordance with the adopted General Plan. The analyses in this DEIR address the project's short- and long-term adverse impacts on the physical (natural and built) environment, under the assumption the project will be built out. *Existing conditions* are the baseline against which the significance of the project's potential impacts is evaluated. Therefore, the reasonably foreseeable impacts of the TGPA and ZOU are compared to the existing environment and not to the provisions of the existing General Plan and Zoning Ordinance. In terms of the ZOU, the discussion focuses on those components that would potentially have an impact on existing population and housing and are substantially different than the provisions of the existing Zoning Ordinance.

Because the project does not propose any site-specific development activities, this analysis focuses on the potential indirect impacts of future development and population growth that could occur as a result of the project.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines and the County's own concerns, the project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The 2004 General Plan EIR did not have a population and housing section, so it contained no thresholds of significance on this specific topic.

Impacts and Mitigation Measures

Impact PH-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) (significant and unavoidable)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not have a population section, but treated population in the Land Use Forecasts and Development Estimates section and Other CEQA section, and these analyses are incorporated by reference. For population, the 2004 General Plan EIR stated "Anticipated population growth is indirect in nature because the proposed General Plan does not directly propose development, but only provides the framework for development planning and implementation to proceed" (El Dorado County 2004).

The 2004 General Plan EIR found that the General Plan would induce population growth.

> In summary, adoption of the General Plan would indirectly induce population growth and increase economic activity in the county as a result of changes in the employment-generating uses and provisions for additional residential development. It could also induce growth in surrounding counties if the adopted alternative would not accommodate expected regional growth, which would occur if the No Project or Roadway Constrained 6-Lane "Plus" alternative is adopted. Development south of U.S. 50 near the Sacramento County line could put development pressure on the adjacent agricultural and open-space areas in Sacramento County. Additionally, serious obstacles to growth would be eliminated with the adoption of three of the four equal-weight alternatives analyzed in this EIR. As a result, the proposed General Plan is considered to be growth-inducing (El Dorado County 2004).

Project Impacts

No specific development projects are proposed as part of the TGPA and ZOU. The General Plan authorizes new development pursuant to its policies and in the locations identified in the General Plan. The TGPA would revise certain General Plan policies, but would not substantively change the planned locations of future development and related growth. Impacts related to population would be the same as assessed in the 2004 General Plan EIR, which found them to be significant, with no mitigation identified to reduce the impact to a less than significant level. Therefore, the impact would be significant and unavoidable. Specific assessment of the changes in the General Plan and how these changes might affect population generated by implementation of the General Plan is presented below.

The amendments to Policies 2.1.1.3 and 2.1.2.5 would increase the maximum residential density allowed in mixed use development projects. The actual effect of these changes is not expected to be substantial. Actual density would be the product of the size of the project site (i.e., smaller lots cannot sustain higher density development due to inability to meet parking standards, setback requirements), the availability of public services (projects that rely on septic tanks require a portion of the lot area to be used for leach fields, while sites served by sewers do not), and community demand for this type of development. Historically, the County has not experienced a high demand for mixed use development. Although there is general support for mixed use and both the 1996 and 2004 general plans included mixed use objectives and policies, in the past 10 years the County has received only 2–3 applications for mixed use development permits totaling approximately 15 units in all. Discussions with the El Dorado/Diamond Springs Community Advisory Committee have been about revitalizing downtown areas with mixed use development projects. Therefore, the Travel Demand Model forecasts show that within the next 20 years, up to 257 residential units may be built as part of mixed use development projects in the El Dorado and Diamond Springs Community Regions. This development would constitute the majority of the incremental increase in mixed use development that can be attributed to the TGPA. Given that up to 20,000 additional residences might be built within the County based on the General Plan provisions absent these policy amendments, the number of additional residences attributable to the TGPA would not be a substantial change in the amount of growth associated with implementation of the General Plan.

Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4 would be amended to revise the 30% open space requirement for Planned Development to exempt certain types of residential development from that requirement and to allow high-density residential planned developments to provide for half of their 30% open space requirement in private yards. The effect of these amendments would be to marginally increase the potential density on those properties that would no longer be subject to the 30% open space requirement. This would include: residential Planned Developments consisting of five or fewer lots or dwelling units; infill projects within Community Regions and Rural Centers on existing sites 3 acres or less in area; Multi-Family Residential developments; and Commercial/Mixed Use developments. It is not possible to estimate the number of additional residences that might be built as a result of this change—there are too many variables to support more than speculation. However, given that the amendment would allow the entire site to be developed, it is reasonably foreseeable that there would be situations where the amendments would result in an increase in the number of residences built on a qualifying parcel. In light of the potential for residential development under the General Plan provisions absent these policy amendments (i.e., up to an additional 20,000 residential units), the number of additional residences that could result from implementation of the amendments is not expected to be a substantial increase.

Proposed new Policy 2.4.1.5 promoting infill development would encourage development within existing communities when at least two parcels adjacent to the proposed development site are already developed. This Land Use Element policy is consistent with the Housing Element's infill implementation measure and reinforces existing policies that focus new development in Community Regions and Rural Centers. Because this policy would not expand on the allowable development intensities under the General Plan it is not expected to induce substantial population growth.

The proposed changes to Policies 5.2.1.3 and 5.3.1.1 would relax the current requirement that higher intensity development connect to public water and wastewater disposal systems, instead allowing development to proceed without connecting to public systems when public systems are not reasonably available. These changes would allow some development of parcels where it might not currently take place because of complications in connecting to public services. However, these parcels would continue to be limited by physical site constraints including availability of reliable groundwater supplies and ability to meet the building code requirements for individual septic system leach fields. Where reliable groundwater supplies are limited or the size of the site would not accommodate a large leach field, the resultant development would typically be of lower intensity than could be supported by public water and wastewater disposal systems. This practical limitation is reflected in existing Policy 5.2.3.5 which limits residential density to one dwelling per five acres (i.e., a 5-acre minimum parcel size if proposed for subdivision) if the project is groundwater dependent. The effects of these policy changes therefore would not be expected to substantially change population growth associated with implementation of the General Plan.

Impact PH-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (no impact)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not have a population and housing section, but treated Housing in the Land Use section, and this analysis is incorporated by reference. The 2004 General Plan EIR found that the 2004 General Plan would not have significant impacts related to housing (El Dorado County 2004).

Project Impacts

The project would not displace existing housing. For example, it is not a development project that would require the removal of housing in order to be implemented. The requirements of state housing element law require that element to include an inventory of land suitable for residential development that can be developed for housing and that are sufficient to provide for the county's share of the regional housing need (Government Code Section 65582.3). Pursuant to this statutory requirement, the General Plan must provide housing opportunities, not eliminate them. The TGPA is consistent with the General Plan. Therefore, there would be no impact.

Impact PH-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (no impact)

2004 General Plan EIR Conclusions

The 2004 General Plan EIR did not have a population and housing section, but treated Housing in the Land Use section, and this analysis is incorporated by reference. The 2004 General Plan EIR

found that the 2004 General Plan would not have significant impacts related to housing (El Dorado County 2004).

Project Impacts

The project would not displace residents. For example, it is not a development project that would require the removal of housing in order to be implemented. The requirements of state housing element law require that element to include an inventory of land suitable for residential development that can be developed for housing and that are sufficient to provide for the county's share of the regional housing need (Government Code Section 65582.3). Pursuant to this statutory requirement, the General Plan must provide housing opportunities, not eliminate them. The TGPA is consistent with the General Plan. Therefore, there would be no impact.

3.9 Transportation and Traffic

This analysis of the potential impacts of the project on the transportation system is based on the technical traffic modeling analysis prepared by Kimley-Horn and Associates (2014) provided in Appendix D.

3.9.1 Existing Conditions

Regulatory Setting

State

The California Department of Transportation (Caltrans) prepares transportation corridor concept reports (TCCRs) for State Highway Routes as long-range planning documents. These long range planning documents "identify existing route conditions and future needs, including existing and forecasted travel data, a concept [i.e., desired] level of service (LOS) standard, and the facility needed to maintain the concept LOS and address mobility needs over the next 20 years" (California Department of Transportation 2010).

In the TCCRs, facility information (e.g., roadway widths, number of lanes) is presented by segment along the highway corridor. The TCCR represents a preliminary approach to identifying potential system improvements and estimating the costs of those improvements. TCCRs are revised as conditions change and new information becomes available.

TCCRs are not regulatory documents. Their purpose is to help guide future investment in the transportation corridor and identify the types of improvements to be installed. Improvements are also programmed through the regional transportation planning process described below. The nature and the size of the improvements identified in the TCCR may change as the improvement project is planned and designed in more detail.

Caltrans also prepares corridor system management plans (CSMPs) for State Highway corridors. A CSMP is a comprehensive, integrated management plan for increasing transportation options, decreasing congestion, and improving travel times in a transportation corridor. Unlike a TCCR that focuses solely on a particular State Highway Route, a CSMP includes all travel modes in a defined corridor: highways and freeways, parallel and connecting roadways, public transit (bus, bus rapid transit, light rail, intercity rail) and bikeways. CSMPs also incorporate intelligent transportation technologies, which include ramp metering, coordinated traffic signals, changeable message signs for traveler information, incident management, bus/carpool lanes and car/vanpool programs, and transit strategies. Each CSMP identifies current management strategies, existing travel conditions and mobility challenges, corridor performance management, planning management strategies, and capital improvements (California Department of Transportation 2014).

LOS is a general measure of traffic operating conditions that assigns a letter grade from A (the best) to F (the worst). These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. The LOS grades are generally defined as follows.

- **LOS A**—free flowing conditions.

- **LOS B**—speeds at or near free-flow speed, but presence of other users begins to be noticeable.
- **LOS C**—speeds at or near free-flow speed, but freedom to maneuver is noticeably restricted.
- **LOS D**—speeds begin to decline slightly with increasing flow; freedom to maneuver is more restricted.
- **LOS E**—operating conditions at or near roadway capacity; even minor disruptions to the traffic stream can cause delay.
- **LOS F**—breakdown in vehicle flow; queues form quickly behind point in the roadway where the arrival flow rate temporarily exceeds the departure rate.

U.S. Highway 50

The *U.S. Highway 50 Transportation Corridor Concept Report* (TCCR) (California Department of Transportation 2010) presents travel data for U.S. Highway 50 from its origin at Interstate (I-) 80 near Sacramento to the Nevada state line. The TCCR only provides segment summaries for the portion of the highway from the Cedar Grove exit in El Dorado County to the Nevada state line. The *U.S. 50 Corridor System Management Plan* (California Department of Transportation 2009) now serves as the TCCR for U.S. Highway 50 from its origin at I-80 in West Sacramento to the Cedar Grove exit (U.S. Highway 50 is the only highway in El Dorado County with a CSMP). Together, these reports establish the concept LOS for specific corridor segments. The long-range improvements are identified to bring the existing facility up to the design concept expected to adequately serve 20-year traffic forecasts. In addition, the ultimate design concept for the facility is also identified for conditions beyond the immediate 20-year design period. Table 3.9-1 shows the existing and concept LOS and facility improvements.

Table 3.9-1 U.S. Highway 50 Transportation Corridor Concept Report Data

Segment	Description	County	Current LOS	20-Year Concept LOS[a]	Existing Facility[b]	Concept Facility[c]	Ultimate Facility[d]
1	I-80 to Yolo/ Sacramento County Line	Yolo	F	F	8F (6F btw Jefferson Blvd ramps)	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
2	Yolo/Sacramento County Line to State Routes (SR) 99 and 51	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
3	SR 99 and SR 51 to Watt Avenue	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
4	Watt Avenue to Zinfandel Drive	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
5	Zinfandel Drive to Sunrise Blvd	Sacramento	E	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
6	Sunrise Blvd to Folsom Blvd	Sacramento	E	F	6F+2HOV to Hazel Ave, 4F+2HOV to Folsom Blvd	6F+2HOV+Aux Lanes to Hazel Ave, 4F+2HOV +Aux Lanes to Folsom Blvd	8F+2HOV+ Aux Lanes
7	Folsom Blvd to Sacramento/ El Dorado County Line	Sacramento	D	F	4F+2HOV	4F+2HOV+ Aux Lanes	6F+2HOV+ Aux Lanes
8	Sacramento/El Dorado County Line to Cameron Park Drive	El Dorado	E	F	4F	4F+2HOV+ Aux Lanes	6F+2HOV+ Aux Lanes
9	Cameron Park Drive to Missouri Flat Road	El Dorado	E	E	4F	4F+2HOV+Aux Lanes to Greenstone Rd, 4F+ Aux Lanes to Missouri Flat Rd	6F+2HOV+Aux Lanes to Green- stone, 4F+2HOV +Aux Lanes to Missouri Flat Rd
10	Missouri Flat Road to End of Freeway in Placerville	El Dorado	D	F	4F	4F+Aux Lanes	4F+Aux Lanes
11	End of Freeway in Placerville to Bedford Avenue	El Dorado	D	E	4E	4E	4E
12	Bedford Ave to Cedar Grove Exit	El Dorado	D	F	4F to Smith Flat Rd, 4E to Camino, 4F to Cedar Grove	4F+Aux Lanes to Smith Flat, 4E to Camino, 4F to Cedar Grove	4F+Aux Lanes
13	Cedar Grove Exit to 0.67 mile east of Sly Park Rd	El Dorado	D	F	4F	4F	4F

Segment	Description	County	Current LOS	20-Year Concept LOS[a]	Existing Facility[b]	Concept Facility[c]	Ultimate Facility[d]
14	0.67 miles east of Sly Park Road to Ice House Road	El Dorado	C	C	3C, 2.0 miles 4E, 5.3 miles 3C, 0.3 mile	3C, 2.0 miles 4E, 5.3 miles 3C, 0.3 mile	4E
15	Ice House Road to Echo Summit	El Dorado	E	F	2C; 0.35 mile of 2-wy left-turn lane	2C; 0.35 mile of 2-way left-turn lane	2C; 0.35 mile of 2-way left-turn lane
16	Echo Summit to SR 89 South	El Dorado	D	F	2C	2C	2C
17	SR 89 South/Luther Pass Road to State Route 89 North/Lake Tahoe Blvd	El Dorado	E	F	2C, 4.23 miles 5C, 0.60 mile	2C, 4.23 miles 5C, 0.60 mile	4C, 4.10 miles 5C, 0.73 mile
18	SR 89 North/Lake Tahoe Blvd to State of Nevada	El Dorado	C	F	4C with 2-way left-turn lane	4C with 2-way left-turn lane	4C with 2-way left-turn lane

Source: California Department of Transportation 2010.

[a] 20-Year Concept LOS: The minimum acceptable LOS over the next 20 years.

[b] Facility Type Codes: C = Conventional Highway; E = Expressway; F = Freeway; HOV = High Occupancy Vehicle lanes; Aux = Auxiliary lanes.

[c] Concept Facility: The future roadway with improvements needed in the next 20 years. If LOS F, no further degradation of service from existing F is acceptable, as indicated by delay performance measurement.

[d] Ultimate Facility: The future roadway with improvements needed beyond a 20-year timeframe.

State Route 49

The *Transportation Concept Report, State Route 49* (California Department of Transportation 2000) contains the 20-year improvement concept for State Route (SR) 49. The route concept recognizes the unique nature of SR 49 in terms of historical and topographic constraints, which preclude the possibility of significantly improving SR 49 on the existing alignment. As such, SR 49 would remain as a two-lane conventional highway through El Dorado County. Some improvements, such as widening to the Caltrans 40-foot pavement standard, were identified to achieve the full concept facility. LOS F is the concept LOS south of the community of El Dorado (mileposts 0.00–9.494) and through Placerville (mileposts 13.984–15.685). All other segments have an LOS E concept. Ultimately, some segments are recommended to be widened to four lanes or include spot improvements (i.e., passing lanes or improvements for bicycle and pedestrian travel). Table 3.9-2 shows the existing and concept LOS and facility improvements for the SR 49 segments in El Dorado County.

State Route 193

Within El Dorado County, the *State Route 193 Transportation Concept Report* (California Department of Transportation 2011a) accepts the concept service level for SR 193 as LOS E "due to significant topographic and environmental constraints that make capacity enhancement projects financially infeasible." SR 193 connects Cool to Georgetown and Georgetown to Placerville. The concept and ultimate facility remains at an existing two-lane conventional highway status. Although Caltrans does not forecast an increase in demand for this segment of SR 193, the concept report acknowledges the route's physical constraints such as narrow, steep, and winding sections and the high percentage of heavy vehicles on the route during timber and agricultural harvests.

State Route 153

The *Transportation Corridor Concept Report, State Route 153* (California Department of Transportation 2011b) contains the 20-year improvement concept for SR 153. State Route 153 is a two-lane conventional highway extending 0.5 mile west from SR 49 near Coloma to the James Marshall Gold Discovery Monument. The concept service level is LOS E, and no improvements other than routine maintenance are planned for this route.

Regional

Funding for transportation projects is programmed at the regional level through the regional transportation plan (RTP) process. An RTP is a planning document developed by regional transportation planning agencies such as the El Dorado County Transportation Commission (EDCTC) in cooperation with Caltrans and other stakeholders (e.g., El Dorado County and the City of Placerville). RTPs are required to be prepared per state (Government Code Section 65080 et seq.) and federal statute (23 United States Code [USC] 134–135 et seq.). RTPs are developed to identify transportation needs and provide a clear vision of the regional transportation goals, policies, objectives, and strategies to meet those needs. This vision must be realistic and within fiscal constraints. Transportation improvements that are expected to be funded from federal, state, or local sources—or any combination of all three sources—are included in the RTP's list of fiscally constrained projects. In the language of transportation planning, "fiscally constrained" means capable of being financed.

Table 3.9-2. State Route 49 Transportation Concept Report Data

Segments in El Dorado	Description	Current Facility[a]	Current LOS	Concept Facility[b]	Concept LOS[c]	Improvements Towards Concept Facility	Ultimate Facility[d]
1	Amador/El Dorado County line to Union Mine Rd.	2C	E	2C	F	Widen to 40' standard	2C
2	Union Mine Rd. south of El Dorado to Sacramento St. south of Placerville	2C	E	2C	E	Widen to 40' standard	2/4 E
3	Sacramento St. south of Placerville to junction of SR 193	2C	F	2C	F	Improve capacity and operations at SR 49/U.S. 50 junction	2/4 E
4	Junction of SR 193 to El Dorado/Placer County Line	2C	E	2C	E	Widen to 40' standard	2/4 E

Source: California Department of Transportation 2000.

[a] Facility Type Codes: C = Conventional Highway; E = Expressway; F = Freeway; HOV = High Occupancy Vehicle lanes; Aux = Auxiliary lanes.

[b] Concept Facility: The future roadway with improvements needed in the next 20 years. If LOS "F", no further degradation of service from existing "F" is acceptable, as indicated by delay performance measurement.

[c] 20-Year Concept LOS: The minimum acceptable LOS over the next 20 years.

[d] Ultimate Facility: The future roadway with improvements needed beyond a 20-year timeframe.

In this same vein, the Sacramento Area Council of Governments' (SACOG's) *Metropolitan Transportation Plan/Sustainable Communities Strategy for 2035* is a federally-mandated, long-range, fiscally-constrained transportation plan prepared for the six-county area that includes El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties. Most of this area is designated a federal nonattainment area for ozone, indicating that the transportation system is required to meet stringent air quality emissions budgets to reduce pollutant levels that contribute to ozone formation. To receive federal funding, transportation projects nominated by cities, counties, and agencies must be consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Consistency is measured based on whether the project was contained in the plan and its associated computer modeling of transportation and air quality impacts. In addition, any regionally significant transportation project planned for a city or county must be included in the MTP because of its potential effect on travel demand and air pollution. The MTP/SCS contains more than $1.85 billion in regionally significant transportation improvements for El Dorado County (Sacramento Area Council of Governments 2012: Appendix A). El Dorado County's Regional Transportation Plan is included as part of the MTP.

The *2013/16 Metropolitan Transportation Improvement Program* (MTIP) is a list of transportation projects and programs to be funded and implemented over the next 3 years. SACOG submits this document to Caltrans and amends the program on a quarterly cycle. The MTIP and its amendments are subject to air quality conformity analysis under federal regulations, which limit the use of federal funds for regionally significant, capacity-increasing roadway projects, to those that do not conflict with the region's air quality management plan.

The El Dorado County Regional Transportation Plan 2010–2030 is El Dorado County's portion of the SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy for 2035 described above. The RTP consists of a Policy Element, Action Element, Financial Element, Air Quality Conformity, and an environmental document. The Policy Element describes the process for implementing the short- and long-term transportation strategies. The Action Element identifies the multi-modal projects that implement the RTP in accordance with the goals, objectives, and policies set forth in the Policy Element. Projects are included for both the short-term (up to 10 years) and long-term (20 years and beyond) horizons. Each transportation mode is addressed in the Action Element. The Financial Element summarizes the cost of implementing the projects in the RTP within a financially constrained environment. All anticipated transportation funding revenues are compared with the anticipated costs of the transportation projects identified in the Action Element. If shortfalls are identified, strategies are developed to potentially fund the otherwise unfunded projects. As the region's Metropolitan Planning Organization (MPO), SACOG has the responsibility for making findings of conformity required under section 176(c) of the federal Clean Air Act within the designated Sacramento Ozone Non-Attainment Area. Finally, the environmental document, a program EIR, is prepared for the RTP in accordance with CEQA.

Local

El Dorado County Parks and Trails Master Plan

The *El Dorado County Parks and Trails Master Plan* (El Dorado County 2012) was the first comprehensive Parks and Trails Master Plan to be prepared for the west slope area of El Dorado County. As directed by the Parks and Recreation Element of the 2004 El Dorado County General Plan, this master plan has been developed to provide long-term vision and direction for the

planning, implementation, and management of west slope park and trail resources provided by El Dorado County for the benefit of residents and visitors. The vision for parks and trails in El Dorado County is to offer access to a diverse selection of recreation opportunities that provide multiple benefits, including the following.

- Health and wellness for residents of all ages and abilities.
- Centers for community gathering and events.
- Enhanced sense of place and local identity.
- Protection for El Dorado County's unique natural and cultural resources.
- Economic development associated with recreation-based tourism and quality of life.

El Dorado County Bicycle Transportation Plan

The *El Dorado County Bicycle Transportation Plan* (El Dorado County 2010) provides a blueprint for the development of a bicycle transportation system on the western slope of El Dorado County. The El Dorado County Bicycle Transportation Plan that was adopted in 2010 by the El Dorado County Board of Supervisors is in compliance with California Streets and Highways Code (Sections 890–894.2, Appendix b), enabling the county to be eligible for State Bicycle Transportation Account funds.

The Bicycle Transportation Plan represents the efforts of the El Dorado County Transportation Commission staff, the Bicycle Transportation Plan Advisory Committee, El Dorado County, El Dorado Hills Community Services District, and numerous dedicated citizens in the area. The plan was developed with the overall goal of providing a safe, efficient, and convenient network of bicycle facilities that establish alternative transportation as a viable option in El Dorado County and neighboring regions. The plan addresses the following specific issues and objectives pertaining to non-motorized transportation.

- Bicycle commuting—develop a bicycle transportation system that enhances the safety and convenience of bicycling to neighboring jurisdictions, employment centers, residential neighborhoods, campgrounds, parks, education, commercial and other activity centers in El Dorado County.
- Safety and education—maximize bicycle safety.
- Implementation and maintenance—identify detailed and prioritized improvements in the El Dorado County Bicycle Transportation Plan.
- Land use development—integrate bicycle and pedestrian planning with other regional and community planning, including land use and transportation.
- Multi-modal integration—maximize multi-modal connections to the bicycle transportation system.
- Funding—obtain all possible funding for plan implementation.
- Connectivity—develop a well-connected bikeway system.
- The El Dorado Trail—in usable segments, develop Class I Bike Paths on the El Dorado Trail.

The proposed bikeway system is slightly over 280 miles in length, and includes a strategy for development of Class I Bike Path along the entire Sacramento–Placerville Transportation Corridor,

also known as The El Dorado Trail. The development of the proposed system will provide better access to the County's transit network and activity centers as well as encourage increased use of the bicycle as a transportation mode. (Existing bike trails are described in *Environmental Setting* section.)

Sacramento-Placerville Transportation Corridor Draft Master Plan

The *Sacramento-Placerville Transportation Corridor Master Plan* (El Dorado County 2003) outlines a strategy for interim and long-term uses for the former Sacramento-Placerville railroad corridor. This corridor was purchased by the Sacramento-Placerville Transportation Corridor Joint Powers Authority (SPTC-JPA), which is composed of representatives of El Dorado County, Sacramento County, the Sacramento Regional Transit District, and the City of Folsom. The master plan identifies multiple uses including excursion trains, trails, and utility easements. The Master Plan is for the El Dorado County portion of the Sacramento-Placerville transportation corridor only. It is not intended as a study of the general feasibility or appropriateness of any mode of transportation in the County. It considers the feasibility of each interim use for the corridor as it was acquired.

El Dorado County Long Range and Short Range Transit Plans

The *El Dorado County Long Range Transit Plan* (El Dorado County Transportation Commission 2003) *and Western El Dorado County Short Range Transit Plan* (El Dorado County 2008) outline the long- and short-term planning steps necessary for public transit service in El Dorado County to respond to continued growth. The plans recommend a focus on commuters traveling within El Dorado County and to Sacramento County, as well as key markets such as elderly/disabled services and activity center shuttles.

Measure Y

The original Measure Y was approved by voters on November 3, 1998 and provided that it shall remain in effect for 10 years. It added the following five policies to the 1996 General Plan.

County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if County voters first give their approval. (Policy 3.2.2.5)

Developer-paid traffic impact fees shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. (Policy 3.2.2.4)

Traffic from residential development projects of 5 or more units or parcels of land shall not result in, or worsen, Level of Service "F" (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. (Policy 3.5.1.6.1.)

The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Service "F" (gridlock) without first getting the voter's approval. (Policy 3.5.1.6.2)

Before giving approval of any kind to a residential development project of 5 or more units or parcels of land, the County shall make a finding that the project complies with the policies added by this

initiative. If this finding cannot be made, then the County shall not approve the project, or give final approval to a tentative subdivision map, until all these policy findings can be made, in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads are in place as such development occurs. (Policy 3.2.1.5).

After Measure Y passed, the County and the Control Traffic Congestion Initiative Committee (the proponents of Measure Y) spent considerable time interpreting the new policies.[1] Those efforts culminated in a December 7, 1999, Board of Supervisors meeting at which the Board reviewed a range of options and voted on its preferred interpretations of the Measure Y policies.[2] Of particular note, the Board interpreted the term "worsen" (as used in Policy 3.5.1.6.1) to mean a measurable amount of traffic that is deemed by traffic engineering standards to have a perceptible impact on traffic congestion. Additionally, with respect to the issue of when traffic improvements needed to address aggregate impacts must be implemented, the Board concluded that, "The development project may proceed if the mitigation measures and roadway improvements are shown in the roadway plan adopted pursuant to General Plan Policy 3.5.1.1., are included in a Capital Improvement Plan which calls for the completion of the improvements within an identified, reasonable period of time, and funding sources have been identified for the full funding of the improvements and are reasonably anticipated to be available."

The Measure Y policies were later incorporated into the adopted 2004 General Plan along with alternative policies that would take effect if the Measure Y policies were not readopted by the voters at its 10-year expiration in 2008. The 2004 General Plan also included a number of other policies designed to further the goals of the General Plan and the Measure Y policies. Further refining its prior interpretation of the term "worsen," the Board included new Policy TC-Xe in the 2004 General Plan, which defined "worsen" as follows: (a) a 2% increase in traffic during a.m. peak hour, p.m. peak hour, or daily; (b) the addition of 100 or more daily trips; or (c) the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour. Clarifying the timing of necessary traffic improvements, the Board included new Policy TC-Xf:

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

Because Measure Y was to be in effect for only 10 years, in 2008, the Board put a successor measure (also identified as Measure Y) on the ballot. The successor measure proposed certain revisions to Policy TC-Xa, the most significant ones being that (1) the Board can, on a 4/5 vote, add roads to the list of roads allowed to operate at LOS F[3]; and (2) the County can use financial resources other than

[1] The 1996 General Plan was challenged in court and it was set aside by court order on February 5, 1999, but that order included the Measure Y policies among the policies to be applied in the interim period pending preparation of a new General Plan and EIR.

[2] Note that the Board's discretion in this regard was somewhat limited. It could not substitute its policy preferences for those of the voters, but could only interpret ambiguous provisions of the measure in accordance with the voters' intent.

[3] Any such actions would be subject to review under CEQA.

developer fees to pay for necessary road improvements. The changes made to Policy TC-Xa in 2008 are as follows, in underline/strikeout format:

> Traffic from single family residential subdivision development projects of five or more ~~units or~~ parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
>
> The County shall not add any additional segments of U.S. Highway 50, or any other ~~highways and~~ roads, to the County's list of roads ~~(shown in Table TC-2)~~ that are allowed to operate at Level of Service F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors.
>
> Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.
>
> ~~County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if county voters first give their approval.~~
>
> ~~Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.~~

The successor measure was placed on the November 8, 2008 ballot. It passed with 71.47% "yes" votes.

In addition to authorizing the successor measure, the Board also adopted a resolution (No. 194-2008) revising the associated traffic policies. The additional revisions became effective upon the voters' approval of the successor measure. The primary effect of those revisions was to clarify the timing of the Capital Improvement Program and the traffic improvement concurrency requirements. Specifically, Policy TC-Xf was revised in 2008 as follows:

> At the time of approval of a tentative map for a single family residential subdivision of five or more parcels ~~Prior to occupancy for development~~ that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the ~~developer~~ County shall do one of the following: (1) condition the project to construct all road improvements necessary to ~~regional and local roads needed to~~ maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure ~~adequate funding is identified and available~~ the commencement of construction of ~~for~~ the necessary road improvements are included in the county's 10 year CIP ~~and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects~~.

By clarifying the concurrency requirements, current Policy TC-Xf provides two ways for a single-family residential project that worsens traffic to mitigate its impacts. First, the County can condition the project to construct all road improvements necessary to maintain or attain the specified level of service standards. Second, the County can ensure that construction of the necessary road

improvements is in the 10-year CIP.[4] In adopting the resolution authorizing those clarifications, the County recognized that allowing a project to rely on the 10-year CIP created the potential for short-term increases in traffic (since, theoretically, the residential project could be completed in Year 1, but the road improvements might not be constructed until Year 10). It was determined, however, that any such impacts would be offset by the ability to use additional financial resources to pay for necessary projects and by policies requiring more frequent CIP review, which would allow the County to better prioritize improvements to minimize any short-term level of service deficiencies.

The basic process is illustrated in Figure 3.9-1.

Traffic Impact Mitigation Fee Programs

The County had four adopted traffic impact mitigation (TIM) fee programs used to fund capital improvements to the road system to mitigate traffic impacts resulting from development.

- **West Slope Area of Benefit Traffic Impact Mitigation Fee Program**. This program was originally adopted in 1991. The Board adopted major revisions to the program in August 1996.
- **Transportation Impact Fee Program for the State System's Capacity and Interchanges**. This program was adopted in August 1996.
- **El Dorado Hills/Salmon Falls Area Road Impact Fee Program**. This program was originally adopted in 1984. The Board adopted major revisions to the program in August 1996 and December 2000.
- **Interim Transportation Impact Fee for U.S. Highway 50 Corridor Improvements**. This program was adopted in October 2002.

The County also previously adopted the 2005 Interim TIM fee program and the 2006 TIM fee program. In 2010 the El Dorado County Board of Supervisors adopted Resolution 070-2010, which updated the 2004 General Plan Traffic Impact Mitigation Fee Program and the traffic impact mitigation fee schedule. The fees that were adopted in 2010 were applied to all previous programs.

The fees set by the Board are tied to the cost of building the needed road improvements to accommodate the projected amount of expected growth during a defined time period (currently based on 20 years of growth). This implements one of the policies included in the original Measure Y, which says that new development fully pay for the needed road improvements to handle the traffic generated by that new development.

Generally, funds generated from the TIM fees are applied toward major improvements such as those listed below (El Dorado County 2013).

- All the interchanges from Ponderosa Road/South Shingle west to the County line, and the El Dorado Road and Missouri Flat Road interchanges.
- High occupancy vehicle (HOV) lanes on U.S. Highway 50 from Cameron Park Drive west to the County line.
- Improvements to the County's main arterial roads (e.g., Missouri Flat, Green Valley, Latrobe Road, Cameron Park Drive, Cambridge Road, Pleasant Valley Road, Mother Lode Drive, SR 49).

[4] In contrast, the Board's prior interpretation of this policy required that the construction be completed in a reasonable period of time.

Abbreviated Flow Chart Showing How General Plan Policy TC-Xa (aka Measure Y) is Implemented when a Proposed Development Project is Submitted to County

Note: *This flow chart shows a simplified summary of the basic steps for discussion purposes only; it is not a comprehensive representation of the process.*

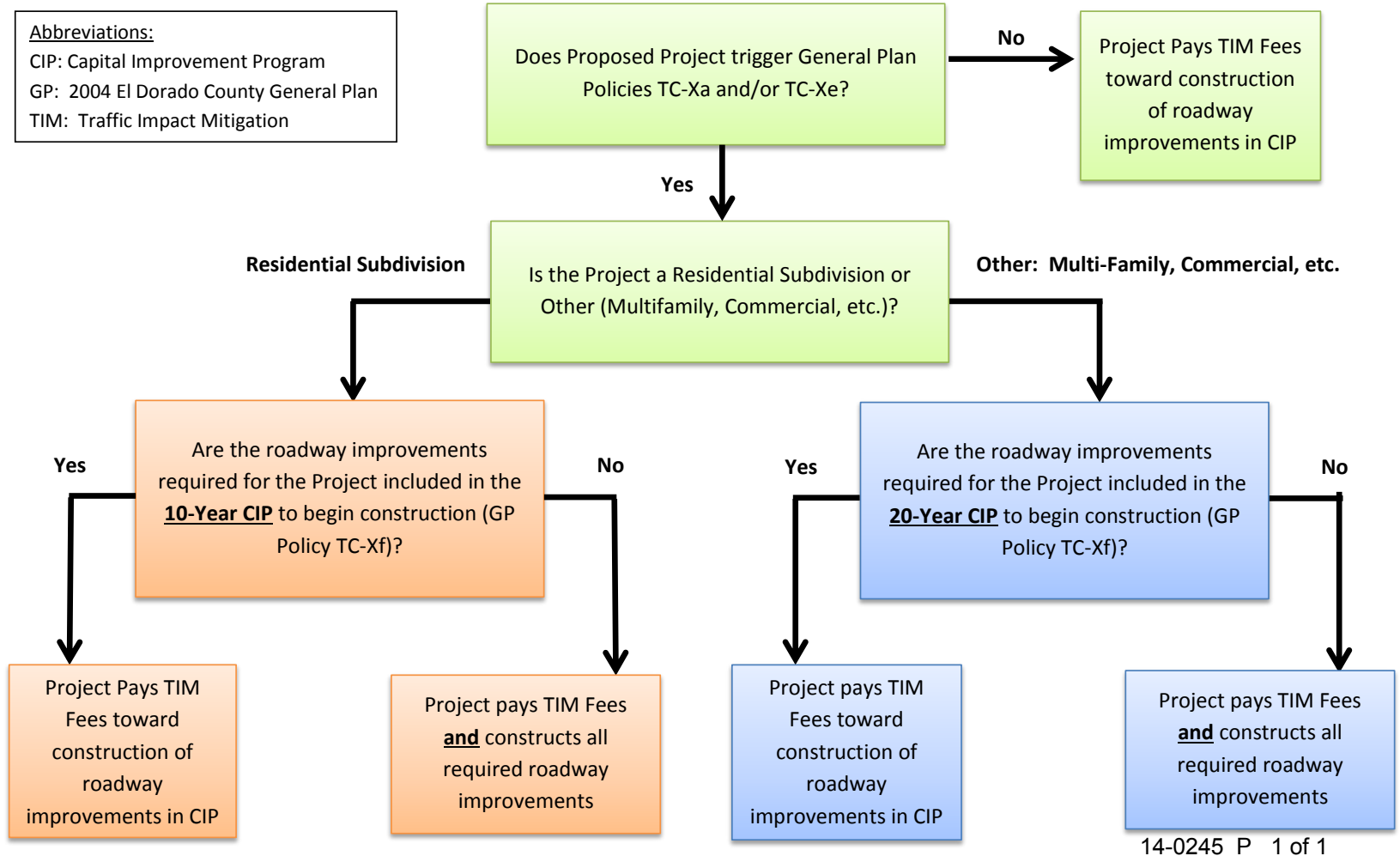

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Figure 3.9-1
Abbreviated Flow Chart Illustrating Implementation of Policy TC-Xa

- Intersection improvements (e.g., Latrobe and White Rock, several along Cameron Park Drive).
- Transit requirements (e.g., purchase of additional commuter buses, park-and-ride lots).
- Safety improvements (e.g., South Latrobe Road improvements).
- Bridge improvements (e.g., Sly Park Road Clear Creek Bridge replacement).

The complete list of projects that are part of the TIM program is included in Exhibit B of the amended 2004 General Plan TIM Fee Program. All money generated from the TIM Fee payments is to be used for these projects.

General Plan

Pursuant to California Planning Law, a general plan must contain a circulation element "consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan" (Government Code Section 65302[b]). The El Dorado County General Plan's Transportation and Circulation Element establishes the key objectives and policies related to traffic. Some key policies are listed below; the rest are found in the General Plan's Transportation and Circulation Element.

> **Policy TC-1a.** The County shall plan and construct County-maintained roads as set forth in Table TC-1. Road design standards for County-maintained roads shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards, and supplemented by California Department of Transportation (Caltrans) design standards and by County Department of Transportation standards. County standards include typical cross sections by road classification, consistent with right-of-way widths summarized in Table TC-1.

Table TC-1. General Roadway Standards for New Development by Functional Class

	Access Control		Cross Section	
Functional Class	Public Roads Intersections (or Interchanges)	Abutting Property Driveways and Private Roads	ROW	Roadway Width
Six-Lane Divided Road	½ mile minimum spacing	Restricted	130'	108'
Four-Lane Divided Road	½ mile minimum spacing	Limited	100'	84'
Four-Lane Undivided Road				
Community Regions	½ mile minimum spacing	Limited	80'	64'
Rural Centers and Rural Regions	½ mile minimum spacing	Limited	80'	64'
Major Two-Lane Road				
Community Regions	[1]/4 mile minimum spacing	Limited	60'	64'
Rural Centers and Rural Regions	[1]/4 mile minimum spacing	Permitted	60'	40'
Local Road	[1]/4 mile minimum spacing	Permitted	60'	Varies

Notes:

[1] Access control and cross sections are desired standards. Details and waiver provisions shall be incorporated to the Design and Improvement Standards Manual (El Dorado County 1990).

[2] Notwithstanding these highway specifications, additional right-of-way may be required for any classification when a road coincides with an adopted route for an additional public facility (e.g., transit facilities, bikeways, or riding and hiking trails), or a scenic highway.

[3] The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:

[a] Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; or

[b] Environmental constraints that may otherwise entirely preclude road improvement to the adopted standards, as long as environmental impacts are mitigated to the extent feasible.

[4] Travel ways for all highways should be 12 feet wide. Turning lanes should be 12 feet wide, but may be reduced to 10 feet based on topographical or right-of-way constraints. All travel ways on roads should be paved.

Policy TC-1b: In order to provide safe, efficient roads, all roads should incorporate the cross sectional road features set forth in Table TC-1.

Policies TC-1c through **TC-1j:** *intentionally blank*

Policy TC-1k: The County shall continue to work with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and other agencies to maintain a current Regional Transportation Plan, to identify funding priorities, and to develop expenditure plans for available regional transportation funds in accordance with regional, state, and federal transportation planning and programming procedures. Such regional programming may include improvements to state highways, city streets, and county road.

Policy TC-1l: The County shall actively seek all possible financial assistance, including grant funds available from regional, state, and federal agencies, for street and highway purposes when compatible with General Plan policies and long-term local funding capabilities.

Policy TC-1m: The County shall ensure that road funds allocated directly or otherwise available to the County shall be programmed and expended in ways that maximize the use of federal and other matching funds, including maintenance of effort requirements.

Policy TC-1n: The County shall generally base expenditure of discretionary road funds for road uses on the following sequence of priorities:

A. Maintenance, rehabilitation, reconstruction, and operation of the existing County-maintained road system;

B. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of accidents; and

C. Capital improvements to expand capacity or reduce congestion on roadways at or below County level of service standards, and to expand the roadway network, consistent with other policies of this General Plan.

Policy TC-1o: The County shall work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.

Policy TC-1p: The County shall encourage street designs for interior streets within new subdivisions that minimize the intrusion of through traffic on pedestrians and residential uses while providing efficient connections between neighborhoods and communities.

Policy TC-1q: The County shall utilize road construction methods that seek to reduce air, water, and noise pollution associated with road and highway development.

Policy TC-1r: The County shall accept classified roads, as defined on Figure TC-1, into the County-maintained road system when constructed to County standards.

Policy TC-1s: Notwithstanding Policy TC-1r, the County shall only add new local roads into the existing County-maintained road system if maintenance for these local roads will be provided for through a County Service Area Zone of Benefit or other similar means acceptable to the Board of Supervisors.

Policy TC-1t: The County shall identify locations of needed future road rights-of-way, consistent with Figure TC-1, through analysis and adoption of road alignment plan lines where appropriate. Circumstances where road alignment plan line analysis and adoption are acceptable shall include the following:

A. Where major roads or corridors are expected to require additional through lanes within a 20-year planning horizon;

B. Where the future alignment is expected to deviate from the existing alignment, or to be developed asymmetrically about the existing section or centerline;

C. Where the adjacent properties are substantially undeveloped, so that property owners may benefit from prior knowledge of the location of rights-of-way of planned roads before constructing improvements or developing property in a way that may ultimately conflict with identified transportation needs; and

D. Future facilities as identified in Figure TC-1.

Policy TC-1u: The County shall amend the circulation diagram to include a new arterial roadway from the west side of the El Dorado Hills Business Park to U.S. 50.

Policy TC-1v: The County shall consider modification of the circulation diagram to include a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.

Policy TC-1w: New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on street parking, and vehicular and pedestrian safety.

Policy TC-1x: To reduce heavy truck traffic in residential areas and near noise sensitive land uses associated with discretionary projects, the County will review truck routes to ensure traffic noise impacts are minimized.

Policy TC-1y: Development through 2025, within Traffic Analysis Zones 148 and 344, shall be conditioned so that a cap of 10,045 full-time employees is not exceeded, unless it can be demonstrated that a higher number of employees would not violate established level of service standards.

Policy TC-Xa: The following policies shall remain in effect until December 31, 2018:

1. Traffic from single-family residential subdivision development projects of five or more parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
2. The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Service F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors.
3. Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.

Policy TC-Xb: To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;

B. At least every five years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable level of service and other standards in this plan; and

C. Annually monitor traffic volumes on the county's major roadway system depicted in the Circulation Diagram.

Policy TC-Xc: intentionally blank

Policy TC-Xd: Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS

D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM peak hour, and PM peak hour traffic volumes.

Table TC-2. El Dorado County Roads Allowed to Operate at Level of Service F1 (through December 31, 2018)

Road Segment(s)		Max V/C[2]
Cambridge Road	Country Club Drive to Oxford Road	1.07
Cameron Park Drive	Robin Lane to Coach Lane	1.11
Missouri Flat Road	U. S. Highway 50 to Mother Lode Drive	1.12
	Mother Lode Drive to State Route 49	1.20
Pleasant Valley Road	El Dorado Road to State Route 49	1.28
U. S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.25
	Junction of State Route 49 (Spring Street) to Coloma Street	1.59
	Coloma Street to Bedford Avenue	1.61
	Bedford Avenue to beginning of freeway	1.73
	Beginning of freeway to Washington Overhead	1.16
	Ice House Road to Echo Lake	1.16
State Route 49	Pacific/Sacramento Street to new four-lane section	1.31
	U.S. Highway 50 to State Route 193	1.32
	State Route 193 to county line	1.51

Notes:
[1] Roads improved to their maximum width given right-of-way and physical limitations.
[2] Volume to Capacity ratio.

Policy TC-Xe: For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or

B. The addition of 100 or more daily trips, or

C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Policy TC-Xf: At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this *Transportation* and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service

standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Policy TC-Xg: Each development project shall dedicate right-of-way and construct or fund improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic *from* the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. For road improvements that provide significant benefit to other development, the County may allow a project to fund its fair share of improvement costs through traffic impact fees or receive reimbursement from impact fees for construction of improvements beyond the project's fair share. The amount and timing of reimbursements shall be determined by the County.

Policy TC-Xh: All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Policy TC-Xi: The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule to meet the requirements of the policies of this General Plan.

Policy TC-3a: The County shall support all standards and regulations adopted by the El Dorado County Air Quality Management District governing transportation control measures and applicable state and federal standards.

Policy TC-3b: The County shall consider Transportation Systems Management measures to increase the capacity of the existing road network prior to constructing new traffic lanes. Such measures may include traffic signal synchronization and additional turning lanes.

Policy TC-3c: The County shall encourage new development within Community Regions and Rural Centers to provide appropriate on-site facilities that encourage employees to use alternative transportation modes. The type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location.

Policy TC-3d: Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality.

Policy TC-4a: The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the County's Bikeway Master Plan. The plan should designate bikeways connecting residential areas to retail, entertainment, and employment centers and near major traffic generators such as recreational areas, parks of regional significance, schools, and other major public facilities, and along recreational routes.

Policy TC-4b: The County shall construct and maintain bikeways in a manner that minimizes conflicts between bicyclists and motorists.

Policy TC-4c: The County shall give priority to bikeways that will serve population centers and destinations of greatest demand and to bikeways that close gaps in the existing bikeway system.

Policy TC-4d: The County shall develop and maintain a program to construct bikeways, in conjunction with road projects, consistent with the County's Bikeway Master Plan, taking into account available funding for construction and maintenance.

Policy TC-4e: The County shall require that rights-of-way or easements be provided for bikeways or trails designated in adopted master plans, as a condition of land development when necessary to mitigate project impacts.

Policy TC-4f: The County shall sign and stripe Class II bicycle routes, in accordance with the County's Bikeway Master Plan, on roads shown on Figure TC-1, when road width, safety, and operational conditions permit safe bicycle operation.

Policy TC-4g: The County shall support development of facilities that help link bicycling with other modes of transportation.

Policy TC-4h: Where hiking and equestrian trails abut public roads, they should be separated from the travel lanes whenever possible by curbs and barriers (such as fences or rails), landscape buffering, and spatial distance. Existing public corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roads should be put to multiple use for trails, where possible.

Policy TC-4i: Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.

Policy TC-5a: Sidewalks and curbs shall be required throughout residential subdivisions, including land divisions created through the parcel map process, where any residential lot or parcel size is 10,000 square feet or less.

Policy TC-5b: In commercial and research and development subdivisions, curbs and sidewalks shall be required on all roads. Sidewalks in industrial subdivisions may be required as appropriate.

Policy TC-5c: Roads adjacent to schools or parks shall have curbs and sidewalks.

Implementation 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 ten years. The Board of Supervisors shall update the CIP every year, 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]

Implementation 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-Xf. The traffic fees should be designed to achieve the adopted level of service standards and preserve the integrity of the circulation system. The fee program(s) shall be updated annually for changes in project costs, and at least every five years with revised growth forecasts, revised improvement project analysis and list, and revised construction cost estimates to ensure the programs continue to meet the requirements contained in the policies of this General Plan. [Policies TC-Xa, TC-Xb, and TC-Xg]

Implementation 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]

Implementation Measure TC-L: The County shall develop a funding mechanism that requires new development to pay for additional park-and-ride lots identified by transit providers in the county or the California Department of Transportation. The County shall also work with transit providers in the county and other agencies to determine the need for additional or expanded park-and-ride lots,

identify additional sites for such lots, and to acquire necessary rights-of-way for them. [Policies TC-2b and TC-2d]

Implementation Measure TC-V(1): Work with the Sacramento Area Council of Governments (SACOG), Sacramento County and the City of Folsom to identify potential alignments for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50. [Policy TC-1u]

Implementation Measure TC-V(2): The County shall implement a mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road. This mechanism shall be designed to ensure that the 2025 p.m. peak hour volumes on El Dorado Hills Boulevard, Latrobe Road, and White Rock Road do not exceed the minimum acceptable LOS thresholds defined in Policies TC-Xa through TC-Xe with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit traffic. 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.

Implementation Measure TC-V(3): Identify right-of-way needed for potential 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. Consider modification of the Circulation Map to include the identified right-of-way. [Policy TC-1v]

Environmental Setting

Regional Roadway System

Much of El Dorado County's roadway network is rural in character; the more suburbanized western portion of the county is the primary exception. U.S. Highway 50 is the primary transportation corridor extending through the county from west to east and directly serves all of the county's major population centers including El Dorado Hills, Cameron Park, Shingle Springs, Placerville, Camino, Pollock Pines, Diamond Springs, and South Lake Tahoe. Other state highways, county arterials, and a network of local public and private roads constitute the remainder of the roadway system. Access to property is either directly from fronting arterial roads or from public or private local roads, many of which are narrow and unpaved.

Commuting, shopping, recreation, and shipping are responsible for most of the travel demand on the transportation system. The Lake Tahoe Basin is a popular recreational attraction, as is the El Dorado National Forest, with destinations such as the Rubicon Trail, Desolation Wilderness, and several ski areas. Other attractions include the South Fork of the American River, Marshall Gold Discovery State Historic Park, Folsom Reservoir, Sly Park Reservoir, historic downtown Placerville, and Apple Hill. Visitors come primarily from population centers to the west of El Dorado County, such as Sacramento and the San Francisco Bay area. Employment for a large portion of El Dorado County's residents, particularly in the western portion of the county, is in the greater Sacramento area, for which U.S. Highway 50 serves as the main commute route.

The major routes in the regional roadway system are shown according to their functional classification in Figure 3.9-2. The classifications in Figure 3.9-2 indicate the operational hierarchy of the roadway system. This highway network plays an important role in regional travel by connecting to and complementing the local street network. The larger highway and arterial classifications predominantly serve through-travel rather than local trips. Smaller roads function as collectors

funneling traffic from local streets to the highways and arterials. Figure 3.9-3 displays the number of through-lanes on major roadways.

State Highways

State highways in El Dorado County include freeways, expressways, and conventional highways, which are operated and maintained by Caltrans. These highways are an integral part of the county's transportation system, serving inter-county and inter-city traffic. Interstate and U.S. numbered routes are also part of the State Highway System, which is maintained by Caltrans. El Dorado County contains one U.S. route (Highway 50) and four other State Routes (SRs 49, 89, 153, and 193) within its boundary.

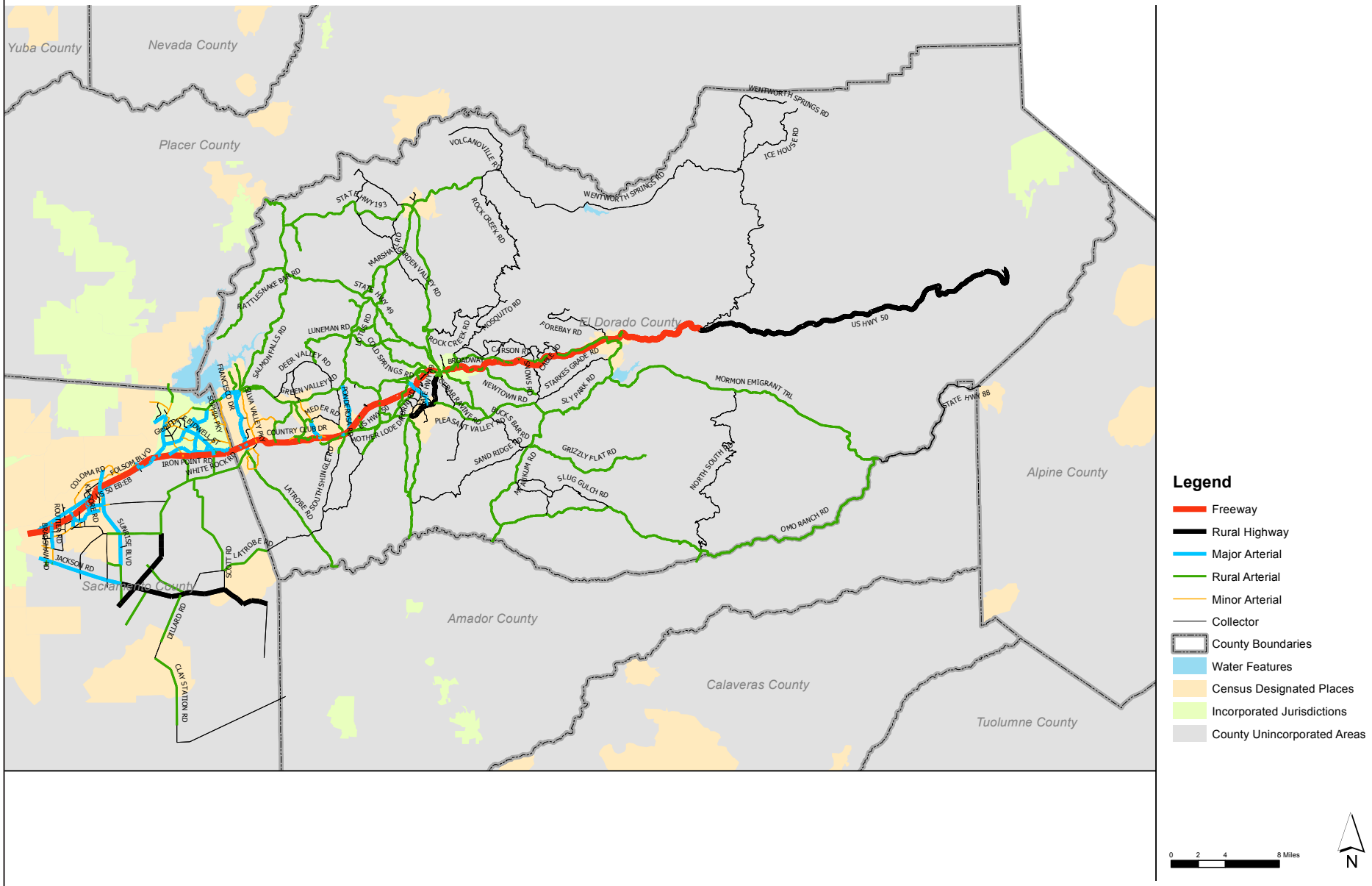
U.S. Highway 50 is the backbone transportation facility in El Dorado County, providing connections to Sacramento County and the state of Nevada. It accesses nearly all of the recreation areas and tourist attractions for visitors from Sacramento and the San Francisco Bay area. U.S. Highway 50 is also the major commute route to employment locations in the greater Sacramento area and the major shipping route for movement of goods by truck. From the Sacramento County line to Placerville, U.S. Highway 50 is a four-lane freeway with an eastbound auxiliary lane from the county line to the steep Bass Lake grade. HOV lanes extend from Watt Avenue in Sacramento County to the Cameron Park Drive interchange. HOV lanes are restricted to carpools (i.e., vehicles with two or more people), vanpools, buses, motorcycles, and electric vehicles during morning and evening peak hours. U.S. Highway 50 transitions to a conventional four-lane highway through Placerville with traffic signals at three major intersections. East of Placerville and extending into the Lake Tahoe Basin, U.S. Highway 50 is primarily an expressway (except for a short section of four-lane freeway between Camino and Pollock Pines) with unsignalized intersections east to Ice House Road near Riverton, where the highway narrows to two lanes with passing opportunities limited mostly to defined passing lanes and turnouts. U.S. Highway 50 is the most heavily traveled route in the County and also incurs the most traffic congestion. Westbound U.S. Highway 50 from El Dorado Hills Boulevard to the Sacramento County line is regularly subject to congestion for about an hour during the weekday morning peak period (i.e., 7 a.m.–8 a.m.).

Weekend-related travel on U.S. Highway 50 creates other problems. The portion of U.S. Highway 50 in Placerville is particularly affected on Fridays and during weekends when visitors are traveling to and from recreational attractions to the east. The three traffic signals on U.S. Highway 50 in central Placerville reduce the expressway's capacity compared to the approach segments. When Friday or weekend traffic volumes exceed the capacity of this portion of U.S. Highway 50, long queues form and delays increase substantially over typical weekday conditions.

SR 49 serves north–south traffic throughout the Sierra Nevada foothills. In and near El Dorado County, SR 49 runs from Plymouth in Amador County through Diamond Springs, Placerville, Coloma, Pilot Hill, and Cool to Auburn in Placer County. The portions of SR 49 between Plymouth and Placerville, Placerville and Coloma, and Cool and Auburn contain sections that are narrow, winding, and steep.

SR 193 runs from SR 49 in Placerville to SR 49 in Cool by way of Georgetown. This two-lane highway is generally 28 feet wide (less than the Caltrans 40-foot standard for this type of highway) except for a wider section near Georgetown and a narrower, steep, and winding section north of Placerville.

The other two state highways in El Dorado County are SR 89 and SR 153. SR 89, a north–south route in the northern Sierra Nevada, runs entirely within the Lake Tahoe Basin portion of El Dorado



Source: El Dorado County 2014

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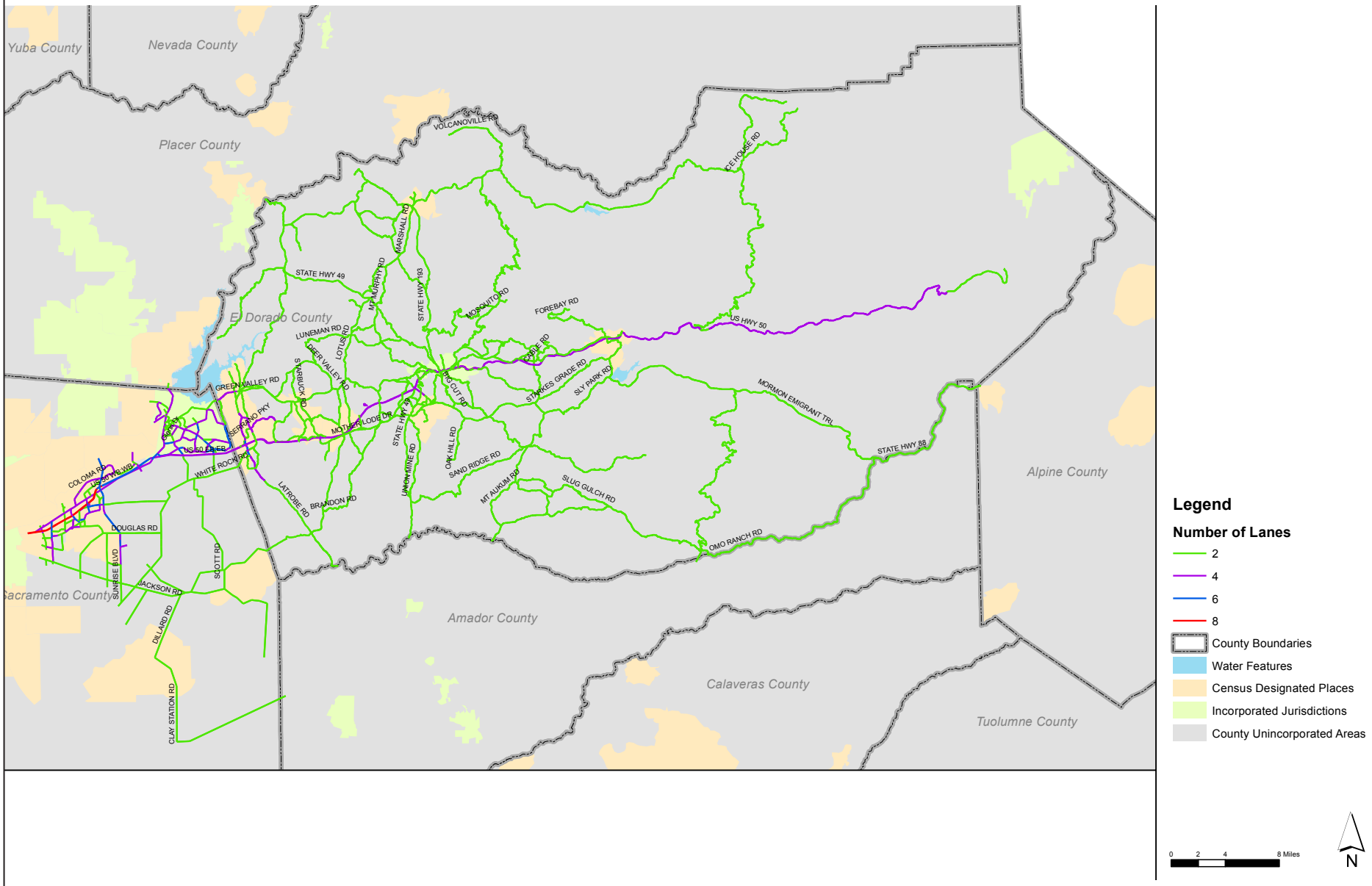
ICF INTERNATIONAL

Figure 3.9-2
Existing Roadway Network Classification



Source: El Dorado County 2014

Graphics ... 00103.12 (02-10-12) SS

Figure 3.9-3
Number of Lanes for Existing Roadway Network

County, which is outside the study area for this section. SR 153, a 0.5-mile-long road that provides access from SR 49 to the Marshall Monument in Coloma, does not handle regional traffic and was not analyzed.

Major County Roadways

Major county roadways are also part of the regional roadway system and typically provide the arterial connections to U.S. Highway 50. These major county roadways connect to U.S., Highway 50 at the following interchanges:

- El Dorado Hills Boulevard/Latrobe Road.
- Bass Lake Road.
- Cambridge Road.
- Cameron Park Drive.
- Ponderosa Road/South Shingle Road.
- Shingle Springs Drive.
- Greenstone Road.
- El Dorado Road.
- Missouri Flat Road.

The entire list of county roadway segments included in this study is provided in Table 3.9-13 located at the end of the section.

Public Transportation System

Public transportation in western El Dorado County consists of the following services and facilities.

- El Dorado County Transit Authority (EDCTA).
- Commercial bus services.
- Taxi service.
- Vanpools and carpools.
- Park-and-ride facilities.

EDCTA serves the residents of western El Dorado County and provides scheduled fixed-route service, daily commute service to Sacramento, dial-a-ride service in Placerville and outlying communities, and chartered social service routes. Lifeline service is also provided to the elderly, the disabled, and Sacramento commuters.

In fiscal year 2012, EDCTA served over 423,000 riders; the commuter service was particularly well used with an annual ridership of approximately 139,000 (El Dorado Transportation Commission 2013). Commercial bus service is provided by Greyhound and Amtrak. Greyhound services Placerville customers with pickups and drop-offs at the Placerville Station on Mosquito Road. Greyhound will stop by reservation only on the way to and from Lake Tahoe. Amtrak also services customers at the Placerville Station who need to catch a bus to the Amtrak station in Sacramento, also by reservation only.

Several taxi companies provide service in El Dorado County and are available on demand or by reservation. Formal carpools and vanpools in El Dorado County are organized by the State of California and Vanpool Service, Inc. (VPSI). Six state vanpools are operated to Sacramento for state employees who reside in El Dorado Hills, Shingle Springs, Placerville, Pollock Pines, and Rescue. Five of these vanpools travel to downtown Sacramento while one travels to the Franchise Tax Board in Rancho Cordova. VPSI operates two vans originating in Placerville, both of which are destined for downtown Sacramento. Ridesharing through carpools and vanpools is expected to increase as HOV lanes are added to U.S. Highway 50 from El Dorado County to downtown Sacramento.

Park-and-ride lots provide a place for commuters in single-occupant vehicles to transfer to public transit or carpools. El Dorado County has seven park-and-ride facilities concentrated along U.S. Highway 50 (El Dorado Transit 2006). These parking sites are important in encouraging ridesharing by providing a safe, attractive, and convenient place to leave a personal vehicle in order to use public transportation or another form of ridesharing. Expansion of the existing parking lots or construction of new lots is planned as a result of population growth in El Dorado County, as well as to support the HOV lanes on U.S. Highway 50 and continued expansion of the commuter bus service.

Non-Motorized Transportation System

The non-motorized transportation system in El Dorado County is composed of local and regional bikeways and trails. Bikeways are classified into the following three types.

- Class I—off-street bike paths.
- Class II—on-street bike lanes marked by pavement striping.
- Class III—on-street bike routes that share the road with motorized vehicles.

El Dorado County has six segments of Class I bike path, and nine segments of Class II bike lanes. Generally speaking, the Class I bike paths are located along El Dorado Hills Blvd, and the Class II bike lanes are along the El Dorado Trail. A complete list of all of the bike facilities in the County is described in the El Dorado County Bicycle Transportation Plan (2010 Update) which can be found on the El Dorado County Transportation Commission website.[5]

Aviation System

There are four general aviation airports within the county. The Placerville Airport and the Georgetown Airport are both owned and operated by El Dorado County. Cameron Airpark Airport is owned and operated by the Cameron Park Airport District, a special district, and the Lake Tahoe Airport is owned and operated by the City of South Lake Tahoe. The County's airports are used by the general public as well as military and other government agencies for training flights, search and rescue missions, and fire suppression support.

3.9.2 Environmental Impacts

Note that the project is unlike most projects subject to CEQA analysis. Where most projects consist of specific actions that would directly affect the environment, the project proposes to amend the General Plan and the Zoning Ordinance and would have only indirect effects. The CEQA analysis

[5] http://www.edctc.org/3/CountyBikePlan2010.html

examines the prospective changes that would occur as a result of implementation of the project (i.e., TGPA and ZOU) against existing (i.e., baseline) conditions to determine whether the project will result in one or more significant impacts on the environment.

Impact Mechanisms

The project does not include any site-specific development projects. For the most part, it consists of policy changes to the current General Plan and an update of the Zoning Ordinance. As a result, the traffic impact analysis is undertaken at a general level. In other sections of the DEIR, amendments to General Plan policies regarding the amount of open space required, the prohibition on developing on steep slopes, and other similar policies have been identified as impact mechanisms. While these may have some marginal effect on traffic generation, the lack of site-specific development projects that would apply to these amended policies would make a detailed traffic analysis largely speculative.

The following are the key potential impact mechanisms for the traffic analysis and a preliminary screening of the necessity for further review.

- Camino/Pollock Pines Community Region boundary amendment. This amendment would create three Rural Communities in place of the Community Region, but would not otherwise change current General Plan land use designations. Therefore, it would not change traffic generation or patterns and would not affect traffic impacts.
- Expansion of Agricultural Districts. This amendment rectifies the Agricultural District boundaries to add properties that have agricultural value and exclude those that do not. This would not change current General Plan land use designations and would therefore not result in an incrementally greater level of traffic generation. It would not affect traffic impacts.
- Amendments to Policies 2.1.1.3 and 2.1.2.5 and the Multifamily Residential (MFR) and High-Density Residential (HDR) land use designations increasing the maximum allowable residential density for mixed-use projects. These amendments would result in additional residential density where market conditions, site conditions, and available services make higher density practical. The potential impact of additional residential density was considered in the analyses that follow.
- New objective and policies encouraging infill development. Any future infill would be subject to the density and intensity limitations of the General Plan. As a result, this change would not incrementally alter land use patterns or intensity. Put another way, it would not alter the way in which development can occur under the current General Plan. The proposal would not affect traffic impacts.
- The proposed ZOU would allow development on slopes with a grade over 30%, subject to specific regulations regarding grading and erosion control. This would potentially allow additional development on existing parcels that is restricted by current General Plan and zoning provisions. However, this increase in development is expected to be small, particularly with implementation of Mitigation Measure BIO-1a which further limits its application. In addition, it would be limited by the General Plan designation of the site. As a result, this change would not alter the pattern or intensity of development that can occur under the current General Plan. The proposal would not affect traffic impacts.
- The project includes rezoning of individual parcels throughout the county as needed to make the zoning classifications on each property consistent with the property's General Plan designation. Where there is more than one zone classification that would be consistent with the General Plan,

these changes generally adopt the least intensive of those zones. The development potential of the parcels is currently determined by the densities and intensities established in the General Plan. The rezonings would not change the development potential. As a result, the rezonings would not change the expected traffic impacts that will occur as a result of implementation of the General Plan.

- The ZOU includes various uses that may be allowed by right or upon approval of a discretionary, administrative, or CUP (e.g., off-highway vehicle use on residential parcels over 5 acres, CUP for industrial use in a Timberland Preserve Zone [TPZ]) that are either not allowed by right or with a discretionary permit under the existing ordinance. This expands the list of the types of uses that could be approved. Although many of these would potentially generate traffic, they cannot be specifically analyzed because no development is being proposed at this time (any development proposal would result from an application by the landowner). As a result the number and types of development, site locations (and thereby the condition of the road system serving it), project designs, development intensity, or residential density cannot be known at this time. Therefore, any attempt to analyze the specific potential traffic impact of these components of the ZOU would be purely speculative.
- Proposed amendments to the Transportation and Circulation Element:

Provide flexibility to allow a reduction in standard roadway widths (Table TC-1) where necessary to accommodate *complete streets* pursuant to state law or mixed use development.

Move Table TC-1 from the General Plan to Standards Plans or Land Development Manual.

Methods of Analysis

A detailed discussion of the methods used in this analysis is presented in Appendix D, *Traffic Modeling Methodology*, of this DEIR.

For the project (i.e., TGPA/ZOU), LOS was determined by comparing existing and forecasted traffic volumes for selected roadway segments with peak-hour LOS capacity thresholds. These thresholds are shown in Table 3.9-3 and were developed based on the methodologies contained in the *Highway Capacity Manual* (HCM) (Transportation Research Board 2010). The HCM methodology is the prevailing measurement standard used throughout the United States. The most current HCM (2010) was used for this analysis.

Table 3.9-3. Level of Service Typical Traffic Volumes

Operational Class[a]	Class Code	Peak-Hour LOS Traffic Volumes[d]				
		A	B	C	D	E
Minor Two-Lane Highway[b]	2R, W20, W18	-	330	710	1,310	2,480
Major Two-Lane Highway[b]	2U	-	330	710	1,310	2,480
Two-Lane Arterial[a]	2A	-	-	850	1,540	1,650
Four-Lane Arterial, Undivided	4AU	-	-	1,760	3,070	3,130
Four-Lane Arterial, Divided	4AD	-	-	1,850	3,220	3,290
Six-Lane Arterial, Divided	6AD	-	-	2,760	4,680	4,710
Two Freeway Lanes[c]	2F	-	2,070	2,880	3,590	4,150
Two Freeway Lanes + Auxiliary Lane[c]	2FA	-	2,610	3,630	4,520	5,230
Three Freeway Lanes[c]	3F	-	3,100	4,320	5,380	6,230
Three Freeway Lanes + Auxiliary Lane[c]	3FA	-	3,640	5,070	6,320	7,310
Four Freeway Lanes[c]	4F	-	4,140	5,760	7,180	8,310

Source: Kimley-Horn and Associates 2014.

[a] Roadways are classified based on their operational characteristics which do not necessarily correspond to their functional definition.

[b] Only roadways meeting the HCM criteria, including those related to signal spacing, for Two-Lane Highways are designated as such.

[c] Service volumes are for a single direction.

[d] Some LOS thresholds may not be determinable/achievable depending on facility type.

Note:

The planning thresholds shown in this table are provided for the purpose of assisting in the identification of locations where operational problems may exist and are based on information provided in the 2010 HCM and other industry sources. These values are not appropriate for making detailed or final determinations regarding operational or design considerations. Those determinations should only be made after a detailed operational analysis, consistent with current HCM procedures, and/or other design evaluations are completed.

The transportation analysis is based on the AM and PM peak hours, as these represent the highest hourly volume during a typical weekday compared to using average daily trips (ADT). Peak hour volumes are better indicators of operational performance because they represent the highest volumes under normal conditions. Peak hour volume is used to design future roadways because of its regular weekday occurrence. Using a higher or lower volume hour could lead to inadequate or underused designs. The exception to exclusive use of the PM peak hour is U.S. Highway 50 from the Sacramento County line to Placerville city limits. This section of U.S. Highway 50 serves a high volume of commuter traffic during the AM and PM peak hours. In some cases, the AM peak-hour volume is higher than PM peak-hour volume. U.S. Highway 50 is a divided freeway where improvements can be made to only one direction, if warranted. Therefore, analyzing the AM peak hour was considered necessary to identify potential impacts that may occur only during this time period.

El Dorado County Performance Standard

The Transportation and Circulation Element of the County's General Plan includes Policy TC-Xd which implements the General Plan GOAL TC-X: "To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads." As described earlier, Policy TC-Xd states:

> Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Table 3.9-4. El Dorado County Roads Allowed to Operate at Level of Service F[a] (General Plan Table TC-2)

Road Segment(s)		Max. V/C[b]
Cambridge Road	Country Club Drive to Oxford Road	1.07
Cameron Park Drive	Robin Lane to Coach Lane	1.11
Missouri Flat Road	U.S. Highway 50 to Mother Lode Drive	1.12
	Mother Lode Drive to China Garden Road	1.20
Pleasant Valley Road	El Dorado Road to SR 49	1.28
U.S. Highway 50	Canal Street to junction of SR 49 (Spring Street)	1.25
	Junction of SR 49 (Spring Street) to Coloma Street	1.59
	Coloma Street to Bedford Avenue	1.61
	Bedford Avenue to beginning of freeway	1.73
	Beginning of freeway to Washington overhead	1.16
	Ice House Road to Echo Lake	1.16
SR 49	Pacific/Sacramento Street to new four-lane section	1.31
	U.S. Highway 50 to SR 193	1.32
	SR 193 to county line	1.51

Source: El Dorado County 2004:Table TC-2.

[a] Roads improved to their maximum width given right-of-way and physical limitations.

[b] Volume to Capacity ratio.

Caltrans Performance Standard

U.S. Highway 50 is a Caltrans facility. Caltrans' threshold for highway segments of U.S. Highway 50 in El Dorado County is LOS F and E. The thresholds for U.S. Highway 50 are established in the *U.S. Highway 50 Transportation Corridor Concept Report* and *U.S. Highway 50 Corridor System Management Plan.* These reports provide the future or *concept* LOS for the segments in El Dorado County. Table 3.9-1 summarizes the concept LOS for U.S. Highway 50 segments in El Dorado County. Note that the improvements identified in the *U.S. Highway 50 Transportation Corridor Concept Report* and the *US 50 Corridor System Management Plan* have been incorporated into the traffic

demand model used to analyze the project. In addition to the Caltrans concept LOS designations, El Dorado County has a higher threshold for level of service on U.S. Highway 50. The threshold is LOS E in Community Regions, and LOS D in Rural Centers and Rural Regions.

State Route 49 is also a Caltrans facility, and is subject to the performance standards of Caltrans for assessing LOS. The threshold for highway segments of State Route 49 in El Dorado County is LOS E, which is established in the *State Route 49, Transportation Concept Report*, which in turn references the El Dorado County General Plan. Table 3.9-2 summarizes the concept LOS for SR 49 segments in El Dorado County. Improvements included in the future concept configurations have been incorporated into the traffic demand model for the applicable scenarios.

As noted in Section 3.9-1, the *State Route 193 Transportation Concept Report* accepts the concept service level for SR 193 as LOS E "due to significant topographic and environmental constraints that make capacity enhancement projects financially infeasible." The segments of SR 193 included in the TDM are provided in Table 3.9-13.

Methodology Selected for This Analysis

There has been significant public discussion about current and projected future level of service (LOS) on U.S. Highway 50.

El Dorado County's updated Travel Demand Model (TDM) was used to model six roadway network scenarios for the TGPA/ZOU project. This analysis indicates that U.S. Highway 50 will not reach LOS F in 2035 under any of the six roadway network scenarios analyzed.

The *U.S. 50 Corridor System Management Plan* (CSMP) (California Department of Transportation 2009) and draft information from the CSMP update process indicate that U.S. Highway 50 between the Sacramento/El Dorado County line and Cameron Park Drive is currently operating at LOS E and is projected to reach LOS F in the future. The California Department of Transportation (Caltrans) used SACOG's Sacramento Regional Travel Demand Model (SACMET) model and other data inputs to determine transportation system performance for the CSMP. In a letter to the County dated September 25, 2013, Caltrans staff stated that the portion of the U.S. Highway 50 segment from the County Line to the El Dorado Hills Boulevard interchange currently operates at LOS F during the peak hour. Caltrans Operations staff has also stated that once the ramp metering for the westbound El Dorado Hills Boulevard on-ramp is operational, LOS on this segment should improve.

That these two studies reached different conclusions may be attributed to a number of factors. First, Caltrans used SACOG's SACMET model and other data inputs for the CSMP, while El Dorado County used its updated TDM to model scenarios for the TGPA/ZOU project. SACMET's land use and roadway network assumptions are somewhat general, while the County's TDM is specifically tailored to El Dorado County. The EDC TDM consists of 625 Traffic Analysis Zones (497 in El Dorado County and 128 in Sacramento and Placer Counties). This superior zonal resolution (many times more than SACMET) enables a much more detailed analysis of county roadways. In addition, future land uses in the TDM more accurately reflect the County's adopted General Plan land use categories as well as overall land use growth control totals. This is not the case for the SACMET/SACSIM models developed and maintained by SACOG. For example, SACMET's land use identified the El Dorado Hills Business Park as "retail," whereas EDC's TDM more accurately depicts its uses as "industrial" and "office." SACMET also showed golf courses, churches, and storage facilities in EDC as retail. Since retail uses result in higher trip generation rates than industrial, office, golf course, and church uses, these discrepancies could lead to differences in roadway impacts if not corrected.

Second, Caltrans and El Dorado County use different practices regarding how traffic counts are collected and used to model future transportation system performance. Caltrans' count data for freeways are counted throughout the year, with some locations counted continuously. Locations that are not counted throughout the year are sampled every 3 years at different times during the count year. Final volumes are adjusted by compensating for seasonal influence, weekly variation, and other variables that may be present. Caltrans counts are based on a 7-day week. El Dorado County collects traffic counts annually for more than 70 roads within the County. Count information is available in three formats: Hourly Traffic Count Reports, Annual Traffic Count Summary, and Five Year Traffic Count Summary (http://edcapps.edcgov.us/dot/trafficcounts.asp). Annual Daily Traffic Counts are calculated by taking the average of a 1- to 5-day, non-holiday weekday count, as required by the County's General Plan.

Third, Caltrans is planning for the future of the State Highway system while El Dorado County is tasked with the planning, improvement, and maintenance of the local network. It should be noted that Caltrans is planning for LOS F on U.S. Highway 50 in the future, while El Dorado County is tasked with maintaining LOS E on U.S. Highway 50 as required by the General Plan.

Caltrans and El Dorado County also differ in determining the amount and distribution of future development. Caltrans determines the annual growth from SACOG's models and applies the traffic growth to the baseline conditions to determine the 20-year volumes. El Dorado County determines an appropriate 20-year residential growth forecast by considering the amount and distribution of growth that has historically occurred within the County, future demand and market trends, General Plan policies regarding how and where to accommodate future growth, location and availability of developable parcels, as well as other factors. The County's TDM is used to model future transportation system performance based on forecasted residential, commercial, and employment growth and planned roadway improvements identified in the County's Twenty Year Capital Improvement Program (CIP).

For these reasons, El Dorado County has chosen to use its methodology in this analysis.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would be considered to have a significant effect if it would result in any of the conditions listed below.

- Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways.
- Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.

- Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The County examined the following conditions in the EIR for the 2004 General Plan.

- Potential inconsistencies with LOS policies.
- Increase in daily and peak hour traffic.
- Short term unacceptable LOS conditions related to generation of new traffic in advance of transportation improvements.
- Insufficient transit capacity.

These conditions are addressed in the State CEQA Guidelines Appendix G thresholds, and because the thresholds are more comprehensive, they were used in this analysis. In addition, the current project differs from the 2004 General Plan EIR analysis as, prior to adoption of the 2004 General Plan the County's current policy and regulatory environment was quite different than it is today. At that time, the General Plan's current policies restricting development where it would result in an unacceptable LOS on the road system were not in effect. Similarly, the Traffic Impact Mitigation (TIM) fee and related Capital Improvement Program (CIP) had not been enacted. Furthermore, the mitigation measures identified in the 2004 Final EIR and incorporated into the General Plan had not been adopted. The current policy and regulatory environment includes measures that help reduce the impacts of future development under the General Plan on the road system and traffic levels. It should be noted that the County does not at this time have a congestion management plan, and it is not required to adopt one. The threshold the County uses is the County Performance Standard as expressed in Policy TC-Xd, described above.

Impacts and Mitigation Measures

2004 General Plan EIR Conclusions

The traffic and circulation impacts, mitigation measures, and level of significance after mitigation are summarized in Table 3.9-5.

Table 3.9-5. 2004 General Plan EIR Traffic and Circulation Summary

Impact	Adopted Mitigation Measures and Related General Plan Policy/Measure	Significance After Mitigation[a]	Discussion
5.4-1. Potential inconsistencies with LOS policies	5.4-1(a) – Policy TC-1u and Measure TC-V(1) 5.4-1(b) – Policy TC-1y and Measure TC-V1(2) 5.4-1(d) – Policy TC-1v and Measure TC-V(3) 5.4-1(e) – Goal TC-X and Policies TC-Xa through TC-Xi	LTS	Based on the analysis results, Latrobe Road and White Rock Road are projected to have three roadway segments with a 2025 LOS that would operate at LOS F. Congestion on the roadway segments projected to operate at LOS F could be severe enough to adversely affect adjacent roadways in El Dorado County, Sacramento County, and the City of Folsom. The combination of the mitigation measures, in particular those related to

Impact	Adopted Mitigation Measures and Related General Plan Policy/Measure	Significance After Mitigation[a]	Discussion
			policy changes and the revised circulation diagram, would reduce the impact to a less than significant level.
5.4-2. Increase in daily and peak hour traffic	5.4-1(a) 5.4-1(b) 5.4-1(d)	SU	LOS D or worse conditions are projected to occur for the 85 roadway segments under implementation of the General Plan. During at least one peak hour, 12 of those segments would operate at LOS E and four would operate at LOS F. For most segments, the existing LOS would degrade from an acceptable level (i.e., LOS A, B, or C) to LOS D, E, or F under 2025 conditions. In some cases existing LOS would be exacerbated.
5.4-3. Short term unacceptable LOS conditions related to generation of new traffic in advance of transportation improvements	5.4-3(a) – Implementation Measure TC-B 5.4-3(b) – Policy 2.2.5.20	SU	The General Plan contains concurrency policies that preclude certain development from proceeding until needed roadway improvements have been made or financed. However, these policies may not apply to all new development. In addition, a portion of the transportation improvements called for in the proposed circulation diagrams are needed to address existing LOS deficiencies caused by existing or approved development, and these deficiencies may be exacerbated by increased traffic generated from development inside and outside the county that is not subject to the concurrency requirements. The County has not yet identified a funding mechanism to provide for these improvements. Policy TC-Xf of the General Plan includes modified language to allow a potential lag to occur between the issuance of use or occupancy permits and required roadway improvements as long as roadway improvements necessary to accommodate "existing plus project" traffic are programmed (i.e., fully funded). This lag would reduce the potential effect that immediate concurrency has on funding feasibility, but it would not eliminate the other components of the impact related to the uncertainty of generating sufficient funding to improve existing deficiencies.

Impact	Adopted Mitigation Measures and Related General Plan Policy/Measure	Significance After Mitigation[a]	Discussion
5.4-4. Insufficient transit capacity.	5.4.4 – Implementation Measure TC-L	SU	The existing commuter bus service has capacity problems because of insufficient park-and-ride facilities. Population and employment growth under the General Plan would increase demand for transit service and exacerbate this existing transit capacity problem. With implementation of the mitigation measure, the potential impacts to transit would be reduced, but not to a less-than-significant level.

[a] SU = significant and unavoidable; LTS = less than significant.

Project Impacts

The project would not substantially change the land use patterns set out in the current General Plan, nor does it propose any site-specific development projects that would generate traffic. As a result, the project impacts are not clearly distinguishable from the overall impacts of development pursuant to the current General Plan to the year 2035. As a result, the impacts identified in the following analysis discussions are almost fully the result of future development that could occur under the current General Plan, taking into account where possible, the increment in traffic generation that would result from the TGPA's increase in density for mixed use projects.

Roadway System Analysis

The results of the transportation analysis are described in the form of six study scenarios. For the roadway system, the analysis focused on modelled project impacts in 2025 and its contribution to 2035 cumulative conditions. Three baselines are represented in the scenarios: 2010, 2025 with future CIP/MTP road improvements (assumes that planned roadway improvements have been constructed), and 2035 cumulative impact. (Technical calculations are provided in Appendix D). These results focused on regional performance measures, which allow for a comparison of the TGPA to the baselines.

The modeling done for each of the six roadway network study scenarios was based on the following.

- Study Scenario 1 (2010 Baseline Conditions)—Existing conditions; includes 2010 road network.
- Study Scenario 2 (Project 2035 Impact)—2035 land use buildout (with 2010 road network) + Project (TGPA/ZOU buildout assumption) with 2010 CIP/RTP Improvements.
- Study Scenario 3 (2025 Baseline Conditions)—2010 road network with 2025 CIP/RTP Improvements.
- Study Scenario 4 (Project 2025 Impact)—2010 road network + Project (TGPA/ZOU buildout assumption) with 2025 CIP/RTP Improvements.
- Study Scenario 5 (2035 Baseline)—2010 road network with 2035 land use buildout outside of El Dorado County with 2010 CIP/RTP Improvements.

- Study Scenario 6 (Cumulative Conditions in 2035)—2035 road network + Project (TGPA/ZOU buildout assumption) with 2035 CIP/RTP Improvements.

For the transit, bicycle, pedestrian, and aviation systems, the analysis was limited to a review of the existing General Plan policies and implementation measures. If a potential inconsistency was discovered, a significant impact was identified.

With regard to the project's impacts on traffic and transportation, the key scenarios are Scenario 2, which describes the impact of the project in 2035, Scenario 4, which describes the impact of the project in the intermediate year of 2025, and Scenario 6, which describes the project's contribution to cumulative traffic impacts within western El Dorado County.

Regional Performance Measure Results

Regional transportation performance measures generated by the travel demand model are shown in Table 3.9-6 for each scenario. Key changes in regional travel demand that are projected to occur for each study scenario include an increase in daily vehicle trips, Vehicle Miles Traveled (VMT), and Vehicle Hours Traveled (VHT). Increases occur for both the absolute values of these performance measures, as well as per household values.

Table 3.9-6. Vehicle Miles Traveled Comparison of Study Scenarios

Performance Measure	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Households (HH)	55,493	76,270	68,550	68,742	55,493	76,270
Employment	44,468	71,181	63,964	63,964	44,468	71,181
Daily Vehicle Trips	489,309	701,704	636,650	637,747	488,883	707,185
Daily Vehicle Miles Traveled (VMT)	3,931,502	5,349,491	4,948,626	4,951,639	4,123,778	5,462,258
Daily Vehicle Hours Traveled (VHT)	109,422	162,445	127,781	128,120	113,935	147,384
Daily Vehicle Trips per HH	8.82	9.20	9.29	9.28	8.81	9.27
Daily VMT per HH	70.85	70.14	72.19	72.03	74.31	71.62
Daily VHT per HH	1.97	2.13	1.86	1.86	2.05	1.93

Source: Kimley-Horn and Associates 2014.

Table 3.9-6 demonstrates that with an increase in the number of households, the VMT and VHT would increase. However, when looking at the increases on a per household basis, the difference is within 5% of the existing condition. This is generally because the TGPA/ZOU affects a limited area within the county and does not result in major changes to the General Plan's land use pattern.

Impact TRA-1: Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways (significant and unavoidable)

The travel demand model (TDM) analysis evaluated 227 roadway segments for each of the six study scenarios to evaluate effects on the County's roadway network. Table 3.9-13, *LOS Summary Table*, summarizing the analysis results is at the end of this chapter. Peak-hour traffic volumes from the

TDM were analyzed through a postprocessor which determines roadway segment LOS based on the LOS capacity thresholds shown in Table 3.9-3.

As a reminder, Study Scenarios 1, 3, and 5 represent traffic conditions in the years 2010, 2025, and 2035 without the project. Study Scenario 2 represents the impacts of the project in conjunction with future development under the General Plan in 2035, assuming that no additional road improvements are made. Study Scenario 4 represents the impacts of the project in conjunction with future development under the General Plan in 2025 and Study Scenario 6 represents the impacts of the project in conjunction with future cumulative development in 2035.

Tables 3.9-7 through 3.9-12 illustrate which roadway segments have a drop in LOS from an acceptable LOS D or better to LOS E or F under each study scenario. Although LOS E is considered an acceptable LOS for some areas of the County and U.S. Highway 50, it is still shown in the following tables for informational purposes.

Table 3.9-7. Study Scenario 1 (2010 Baseline Conditions)—2010 Conditions; Includes 2010 Road Network

					Scenario 1 - Existing Conditions (2010)				
					Volume		2010 Method LOS		
ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	Impact? (Y/N)
44	Green Valley Rd[b]	approx 100 ft E of County line	2A	4AU	1,060	1,650	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,250	1,580	D	E	N
151	Green Valley Rd[b]	approx 200 ft W of El Dorado Hills Boulevard	2A	4AU	1,730	2,350	F	F	Y

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail.

[b] Traffic Volumes for this roadway are estimates based on adjacent roadway volumes.

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided

2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Under existing (i.e., year 2010) conditions only one segment of Missouri Flat Road is anticipated to operate at LOS E in the PM peak hour. This segment is within a Community Region of the county where LOS E is acceptable. Two segments of Green Valley Road would operate at an unacceptable LOS F and are expected to continue to operate at LOS F in the near future. Because these levels of service reflect existing conditions without the project, no project impacts would occur.

Table 3.9-8. Study Scenario 2 (Project 2035 Impact)—2035 Land Use Buildout (with Existing Road Network) + Project TGPA/ZOU Buildout Assumption) with 2010 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	Scenario 2				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
5	U.S. Highway 50–EB GP	W of Bass Lake	2FA	F[b]	2,480	4,650	B	E	Y
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	F[b]	2,600	3,750	C	E	N
13	U.S. Highway 50–EB GP	W of Ponderosa	2F	E[b]	2,910	3,720	D	E	N
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	3,440	3,780	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,410	1,700	D	F	Y
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	E	1,270	1,570	D	E	N
	Green Valley Rd[c]	approx 100 ft E of County line	2A	4AU	1,290	2,060	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,400	1,570	D	E	N
55	South Shingle Rd	100 ft S of Mother Lode Dr	2A	E	1,220	1,600	D	E	N
151	Green Valley Rd[c]	~200 ft W of El Dorado Hills Boulevard	2A	4AU	2,150	2,940	F	F	Y
226	White Rock Rd	At County Line	2A	E	1,090	1,790	D	F	Y

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail.

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCCR 50 because the model includes the 20-year concept facility improvements shown in Table 3.9-1.

[c] Traffic Volumes for this roadway are estimates based on adjacent roadway volumes

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided

2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Note: "GP" stands for General Purpose Lanes (includes auxiliary lanes)

Study Scenario 2 examines the potential impact of future development under the General Plan to 2035, with the TGPA/ZOU amendments, absent any additional road improvements. This is a worse-case scenario that would occur in the absence of the road improvements that would otherwise be funded by the TIM and CIP requirements. This is provided solely as a point of comparison; there is no intent on the part of the County to rescind the TIM and CIP requirements. As shown, two County-maintained roadway segments would change to an unacceptable LOS F. These roadway segments are not on the list of roadways that are allowed to operate at LOS F pursuant to the General Plan (see Table 3.9-4). The decrease in LOS to LOS F on these roadway segments would be a significant impact. Under this scenario, two segments of Green Valley Road would continue to operate at LOS F with the addition of project traffic. Adding additional traffic to roads operating at LOS F would be a significant impact. One segment of U.S. Highway 50 would operate at LOS E. This segment of U.S. Highway 50 is located in a rural region of the County where the minimum LOS is D. The additional traffic from the proposed project would cause this segment of the highway to decrease to LOS E. The decrease from LOS D to LOS E on this segment of U.S. Highway 50 would be a significant impact.

Table 3.9-9. Study Scenario 3 (2025 Baseline Conditions)—2010 Road Network with 2025 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	Scenario 3				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	2,940	3,610	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,360	1,670	D	F	Y
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,280	1,560	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,640	3,450	D	F	N[c]

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCCR 50 because the model includes the 20-year concept facility improvements shown in Table 3.9-1.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table 3.9-4.

Note: "GP" stands for General Purpose Lanes (includes auxiliary lanes)

Study Scenario 3 projects 2025 traffic levels taking into consideration improvements to the road system that are expected (i.e., planned and programmed) to be installed by 2025. This study scenario assumes that the General Plan would be implemented without the TGPA/ZOU amendments. Here, two County-maintained roadway segments would change to an unacceptable LOS F. One segment of Missouri Flat Road (ID 48) is identified in the General Plan as a roadway segment that is allowed to operate at LOS F (see Table 3.9-4). With the exception of Missouri Flat Road between Mother Lode Drive and China Garden Drive, the decrease in LOS on these roadway segments would be a significant impact.

Table 3.9-10. Study Scenario 4 (Project 2025 Impact)—2010 Road Network + Project (TGPA/ZOU Buildout Assumption) With 2025 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	Scenario 4				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	2,930	3,600	D	E	N
32	Cameron Park Dr.	200 ft N of Oxford Rd	2A	E	1,350	1,680	D	F	Y
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,250	1,550	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,630	3,460	D	F	N[c]

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail.

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCCR 50 because the model includes the 20-year concept facility improvements shown in Table 3.9-1.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table 3.9-4.

Note: "GP" stands for General Purpose Lanes (includes auxiliary lanes)

Study Scenario 4 looks at the impact of the project on the road system that is expected to exist in 2025. The roadway impacts are the same as Study Scenario 3. The impact of the project on the planned 2025 road system would be essentially the same as development under the General Plan without the project in 2025. This indicates that the TGPA's impact is indistinguishable from the roadway impacts expected to occur from future development under the existing General Plan.

Two County-maintained roadway segments would change to an unacceptable LOS F. One segment of Missouri Flat Road (ID 48) is identified in the General Plan as a roadway segment that is allowed to operate at LOS F (see Table 3.9-3). With the exception of Missouri Flat Road between Mother Lode Drive and China Garden Drive, the decrease in LOS on these roadway segments would be a significant impact.

Table 3.9-11. Study Scenario 5 (2035 Baseline)—2010 Road Network with 2035 Land Use Buildout Outside of El Dorado County with 2010 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	Scenario 5				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
	Green Valley Rd[b]	approx 100 ft E of County line	2A	4AU	1,080	1,800	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,260	1,570	D	E	N
	Green Valley Rd[b]	approx 200 ft W of El Dorado Hills Boulevard	2A	4AU	1,920	2,650	F	F	Y
226	White Rock Rd	At County Line	2A	E	930	1,670	D	F	Y

Source: Kimley-Horn and Associates 2014

[a] Roadway Classification - See Table 3.9-3 for additional detail.

[b] Traffic Volumes for this roadway are estimates based on adjacent roadway volumes

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Under Study Scenario 5, which is based on 2035 projections, three County-maintained roadway segments are anticipated to operate at an unacceptable LOS F in the PM peak hour. These segments are not listed in Table 3.9-4 as one of the roadway segments that is allowed to operate at LOS F by the General Plan. For this reason, the decrease in level of service on these segments under Study Scenario 5 would be significant.

Table 3.9-12. Study Scenario 6 (Cumulative Conditions in 2035)—2035 Road Network + Project (TGPA/ZOU Buildout Assumption) with 2035 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	Scenario 6				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	E[b]	2,640	3,650	C	E	N
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	3,320	3,830	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,530	1,870	D	F	Y
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	E	1,260	1,570	D	E	N
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,290	1,540	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,810	3,640	D	F	N[c]
55	Cameron Park Dr	100 ft N of Robin Ln	2A	E	1,150	1,620	D	E	N
194	Pleasant Valley Rd	200 yds E of SR 49 (E)	2A	E	1,320	1,590	D	E	N

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for details.

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F= Three Freeway Lanes (3)
3FA= Three Freeway Lanes + Auxiliary Lane (3)
4F= Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCCR 50 because the model includes the 20-year concept facility improvements shown in Table 3.9-1.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table 3.9-4.

Note: "GP" stands for General Purpose Lanes (includes auxiliary lanes)

Study Scenario 6 presents traffic conditions in 2035 assuming that planned CIP/RTP improvements have been installed and the TGPA/ZOU amendments have been approved. Two roadway segments would change to LOS F. One of the roadway segments, Missouri Flat Road, is allowed to operate at LOS F per General Plan Policy TC-Xa. The decrease in service to LOS F on Cameron Park Drive would be a significant impact.

The impacts associated with the project would occur over time as new development is approved and constructed pursuant to the changes proposed in the TGPA/ZOU. Programmatic improvements to

roadways such as CIP or RTP improvements will be developed as additional capacity is needed and funding is available. County-maintained roadways that are adversely affected as a result of the new development proposals, the County has established mechanisms for implementing roadway improvements.

Goal TC-X of the Transportation and Circulation Element of the General Plan contains multiple policies that require the County and individual discretionary projects to construct or to provide funding towards CIP roadway improvements and payment of TIM fees. The Transportation and Circulation Element Policies that would apply to all future discretionary projects, including future discretionary projects within the TGPA/ZOU area, are described in the regulatory setting, above.

In addition, the General Plan policies essentially require the County to operate a TIM fee program for new development that requires payment of fees to the County based on the land use type and number of units of the project. The fees paid into this program fund major roadway, intersection, interchange, and HOV lane projects in the county pursuant to the adopted CIP. The CIP identifies road network improvements and their cost, ensuring that TIM fees collected are used for specific road improvements to avoid creating congested roadway conditions.

With the exception of Study Scenario 1, which represents the existing condition, future development, whether under the project or the existing General Plan, would result in a decrease in service to an unacceptable LOS F on certain roadway segments. . The County has programs in place that can be used to mitigate potential transportation impacts that result in unacceptable levels of service. The mitigation measures, such as payment of TIM fees to fund roadway improvements to increase capacity and improve LOS, apply to discretionary projects. Future discretionary projects that are developed within the TGPA/ZOU areas would be required to construct roadway improvements and pay TIM fees as required by the existing County policies described above. Because the County has specific traffic mitigation policies that require future development projects to construct adequate roadway facilities to maintain acceptable levels of service and payment of fees that go toward making regional traffic improvements designed for improving traffic operations, potential impacts are considered less than significant.

Some of the scenarios would result in a decrease in LOS on U.S. Highway 50 and other County roads that could be addressed through construction of additional lanes, including HOV lanes or other widening projects that would add capacity to the freeway. Specifically, the *U.S. 50 Corridor System Management Plan* identifies U.S. Highway 50 improvements to four freeway lanes and the development of two HOV lanes plus auxiliary lanes from the Sacramento/El Dorado County Line to Missouri Flat Road, and four freeway lanes plus an auxiliary lane from Missouri Flat Road to the end of the freeway in Placerville. The improvements are shown by roadway segment in Table 3.9-1. These improvements are considered concept facilities, meaning they are the roadway improvements that are needed in the next 20 years (California Department of Transportation 2010). The TDM included these improvements in the analysis of the study scenarios. However, there is no assurance that these improvements to U.S. Highway 50 would be in place at this time. Therefore, potential short-term impacts would be significant and unavoidable until these improvements are in place.

Impacts to County-maintained roads could be approved by a vote of the El Dorado County electorate or the Board of Supervisors to include on a list of roads that are allowed to operate at LOS F. However, it cannot be assured that this would happen. Furthermore, Policy TC-Xa is only in effect until December 31, 2018 at which time it may or may not be extended. The Board of Supervisors could extend this policy by voting to extend the deadline or voting to include the policy as a

permanent component of the Transportation and Circulation Element of the General Plan. The following mitigation measure would reduce this impact to a less-than-significant level over the longer-term. The short-term impacts before improvements are installed would remain significant and unavoidable.

Mitigation Measure TRA-1: Extend timeframe of General Plan Transportation and Circulation Element Policy TC-Xa

The Board of Supervisors shall review and consider an extension to Policy TC-Xa of the Transportation and Circulation Element of the General Plan prior to its expiration on December 31, 2018. The intent of this measure is to ensure that the current mitigation policies of TC-Xa are applied to future discretionary development within the TGPA/ZOU areas should the Board of Supervisors conclude the measures are still appropriate for development in El Dorado County.

The first two lines of Policy TC-Xa will be amended as follows. The remainder of the policy will remain unchanged.

Policy TC-Xa. ~~The following policies shall remain in effect until December 31, 2018.~~ The following policies shall remain in effect ~~after that date~~ unless repealed or amended by majority vote of El Dorado County's electorate.

Impact TRA-2: Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit (less than significant)

Circulation System

The following analysis applies to all six study scenarios. The project proposes changes to the Transportation and Circulation Element of the General Plan. These changes are minor in nature and are intended to streamline or clarify policies in the Transportation and Circulation Element. A review of the proposed revisions has determined that none of the changes would have any adverse effect on the TDM update or result in an adverse effect on LOS or roadway operations. Therefore, potential impacts would be less than significant and no mitigation is required.

As noted in the discussion above, with the exception of Study Scenario 1, Existing Conditions, all of the study scenarios would conflict with a portion of the County's General Plan as a result of decreasing LOS on one or more roadway segments to an unacceptable LOS F. The analysis shows the project would result in a decrease in LOS in at least one road segment in Study Scenarios 2, 4, and 6. The County has traffic mitigation policies in place, specifically Policy TC-Xd and the TIM fee program that would apply to future discretionary projects that are developed within the TGPA/ZOU areas. These measures would reduce or avoid decreasing LOS and require payment of TIM fees that would go toward making regional traffic improvements designed for improving traffic operations. Therefore, potential impacts would be less than significant.

Public Transportation System

The following analysis applies to all six study scenarios. A review of the TGPA/ZOU did not reveal potential internal policy inconsistencies or inconsistencies with other adopted plans or programs supporting the provision of public transportation facilities or services in El Dorado County. None of

the TGPA/ZOU study scenarios (i.e., Study Scenarios 2, 4, and 6) would preclude attainment of the objectives of these plans. The potential impacts would be less than significant.

Non-Motorized Transportation System

The following analysis applies to all six study scenarios. A review of the TGPA/ZOU did not reveal potential internal policy inconsistencies or inconsistencies with other adopted plans or programs supporting the provision of non-motorized transportation facilities or services in El Dorado County. The TGPA/ZOU would not preclude attainment of the objectives of these plans. Potential impacts would be less than significant. No mitigation is required.

The General Plan incorporates a range of measures, described above, to help reduce the potential impact of future growth on regional roadways. Mitigation would be required for future individual development projects approved through the County's review of discretionary permits. Therefore, potential impacts are considered less than significant.

Impact TRA-3: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks (no impact)

The project would not change any existing land use designations or propose changes to existing traffic patterns that would adversely affect air traffic patterns. The project does not propose any changes to existing land uses that would result in conflicts with the adopted Airport Land Use Compatibility Plans adopted for the airports in El Dorado County. The updates to the TDM are planned to provide long-term solutions to traffic demand management including the CIP and the TIM Fee Program which are programs intended to reduce traffic congestion. None of the components of the project would result in substantial safety risks to aviation because the project does not propose significant changes to land use patterns within the airport safety zones nor propose significant increases in traffic levels that would pose safety risks to air traffic. For these reasons the project would have no impact on air traffic patterns or air traffic safety.

Impact TRA-4: Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (no impact)

There are no specific development projects associated with the project. As subsequent development projects are proposed in the county, each project will be reviewed for consistency with relevant General Plan policies (e.g., Policy TC-1a and Implementation Measure TC-U) that address roadway safety. The project does not propose any site-specific changes in land uses or development patterns that would result in incompatible uses on the roadways. Therefore, the project would have no impact on increased hazards or incompatible uses because of changes in design features.

Impact TRA-5: Result in inadequate emergency access (no impact)

There are no specific development projects associated with the project. As subsequent development projects are proposed in the county, each project will be reviewed for consistency with relevant General Plan policies (e.g., Policy TC-1a and Implementation Measure TC-U) that address roadway safety. The project does not propose any changes in land uses or development patterns that would result in incompatible uses on the roadways. Therefore, the project would have no impact on increased hazards or incompatible uses because of changes in design features.

Impact TRA-6: Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (less than significant impact)

Subsequent development projects within the county would be reviewed for conformance with existing County design guidelines applicable to the type of development proposed (e.g., multi-family, single-family, commercial). Implementation of the project would not disrupt or interfere with existing bicycle, pedestrian, or transit facilities, and would not disrupt or interfere with the implementation of any planned bicycle, pedestrian, or transit facilities. Subsequent projects would be required to provide connections to bicycle and pedestrian facilities in compliance with General Plan policies and the El Dorado County Bicycle Transportation Plan, Sacramento-Placerville Transportation Corridor Draft Master Plan, and the El Dorado County Long-Range and Short-Range Transit Plans. No conflicts with any of the components of the project and existing pedestrian, bicycle, or transit plans have been identified. Therefore, the project would have a less-than-significant impact as a result of conflicts with adopted polices, plans or programs on alternative transportation programs.

Table 3.9-13. LOS Summary Table

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	U.S. Highway 50–EB GP	W of Latrobe	2FA	2FA	1,090	2,760	B	C	2,030	3,440	B	C	1,320	2,350	B	B	1,290	2,380	B	B	1,170	3,210	B	C	1,630	2,560	B	B
2	U.S. Highway 50–WB GP	W of Latrobe	2F	2FA	2,240	1,340	C	B	2,810	3,210	C	D	1,930	1,580	B	B	1,890	1,550	B	B	2,560	1,630	C	B	1,990	1,780	B	B
3	U.S. Highway 50–EB HOV	W of Latrobe			620	800	-	-	-	-	-	-	710	830	-	-	720	820	-	-	-	-	-	-	780	960	-	-
4	U.S. Highway 50–WB HOV	W of Latrobe			620	800	-	-	-	-	-	-	760	980	-	-	790	980	-	-	-	-	-	-	960	1,080	-	-
5	U.S. Highway 50–EB GP	W of Bass Lake	2FA	2FA	1,450	3,630	B	C	2,480	4,650	B	E	2,260	3,880	B	D	2,250	3,890	B	D	1,630	3,680	B	D	2,600	4,300	B	D
6	U.S. Highway 50–WB GP	W of Bass Lake	2F	2FA	2,900	2,110	D	C	3,490	3,420	D	D	2,710	2,840	C	C	2,690	2,850	C	C	2,950	2,260	D	C	3,180	3,240	C	C
7	U.S. Highway 50–EB HOV (future)	W of Bass Lake			-	-	-	-	-	-	-	-	390	650	-	-	400	640	-	-	-	-	-	-	440	780	-	-
8	U.S. Highway 50–WB HOV (future)	W of Bass Lake			-	-	-	-	-	-	-	-	550	560	-	-	570	550	-	-	-	-	-	-	730	640	-	-
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	2F	1,610	3,170	B	D	2,600	3,750	C	E	2,390	3,330	C	D	2,370	3,320	C	D	1,750	3,230	B	D	2,640	3,650	C	E
10	U.S. Highway 50–WB GP	W of Cameron Park	2F	2F	2,910	2,120	D	C	3,270	3,360	D	D	2,930	3,540	D	D	2,920	3,040	D	D	2,910	2,280	D	C	3,280	3,330	D	D
11	U.S. Highway 50–EB HOV (future)	W of Cameron Park			-	-	-	-	-	-	-	-	340	530	-	-	350	520	-	-	-	-	-	-	390	630	-	-
12	U.S. Highway 50–WB HOV (future)	W of Cameron Park			-	-	-	-	-	-	-	-	430	510	-	-	450	500	-	-	-	-	-	-	580	580	-	-
13	U.S. Highway 50–EB GP	W of Ponderosa	2F	2F	2,020	2,930	B	D	2,910	3,720	D	E	2,860	3,220	C	D	2,840	3,230	C	D	2,130	2,970	C	D	3,010	3,550	D	D
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	2F	2,970	2,700	D	C	3,440	3,780	D	E	2,940	3,610	D	E	2,930	3,600	D	E	2,960	2,820	D	C	3,320	3,830	D	E
15	U.S. Highway 50–EB HOV (future)	W of Ponderosa			-	-	-	-	-	-	-	-	290	420	-	-	290	410	-	-	-	-	-	-	300	500	-	-
16	U.S. Highway 50–WB HOV (future)	W of Ponderosa			-	-	-	-	-	-	-	-	370	410	-	-	380	400	-	-	-	-	-	-	490	440	-	-
17	U.S. Highway 50–EB GP	W of Shingle Springs	2F	2F	1,570	2,330	B	C	2,420	3,140	C	D	2,390	2,640	C	C	2,370	2,640	C	C	1,670	2,380	B	C	2,480	2,910	C	D
18	U.S. Highway 50–WB GP	W of Shingle Springs	2F	2F	1,870	1,850	B	B	2,420	2,940	C	D	1,860	2,720	B	C	2,210	2,720	C	C	1,870	1,950	B	B	2,210	2,870	C	C
19	U.S. Highway 50–EB HOV (future)	W of Shingle Springs			-	-	-	-	-	-	-	-	260	390	-	-	270	380	-	-	-	-	-	-	280	460	-	-
20	U.S. Highway 50–WB HOV (future)	W of Shingle Springs			-	-	-	-	-	-	-	-	330	410	-	-	350	400	-	-	-	-	-	-	430	420	-	-
21	U.S. Highway 50–EB GP	W of Greenstone	2F	2F	1,440	2,220	B	C	2,350	2,960	C	D	2,220	2,430	C	C	2,210	2,440	C	C	1,550	2,270	B	C	2,320	2,670	C	C
22	U.S. Highway 50–WB GP	W of Greenstone	2F	2F	1,850	1,710	B	B	2,380	2,770	C	C	1,750	2,490	B	C	1,760	2,490	B	C	1,840	1,800	B	B	2,070	2,620	C	C
23	U.S. Highway 50–EB HOV (future)	W of Greenstone			-	-	-	-	-	-	-	-	340	430	-	-	340	430	-	-	-	-	-	-	340	500	-	-
24	U.S. Highway 50–WB HOV (future)	W of Greenstone			-	-	-	-	-	-	-	-	400	470	-	-	400	460	-	-	-	-	-	-	500	480	-	-
25	U.S. Highway 50–EB GP	Greenstone	2F	2F	1,480	2,160	B	C	2,450	2,940	C	D	2,630	2,830	C	C	2,620	2,830	C	C	1,590	2,210	B	C	2,730	3,080	C	D
26	U.S. Highway 50–WB GP	Greenstone	2F	2F	1,740	1,700	B	B	2,240	2,770	C	C	2,050	2,980	B	D	2,060	2,970	B	D	1,730	1,800	B	B	2,420	3,080	C	D
27	U.S. Highway 50–EB GP	Missouri Flat	2F	2F	1,430	2,040	B	B	2,380	2,740	C	C	2,510	2,650	C	C	2,500	2,660	C	C	1,530	2,080	B	C	2,590	2,870	C	C
28	U.S. Highway 50–WB GP	Missouri Flat	2F	2F	1,650	1,650	B	B	2,150	2,650	C	C	1,950	2,880	B	C	1,950	2,880	B	C	1,640	1,730	B	B	2,300	2,980	C	D
29	U.S. Highway 50–EB GP	W of Placerville	2F	2F	1,110	1,660	B	B	1,734	2,184	B	C	1,920	2,230	B	C	1,890	2,270	B	C	1,188	1,674	B	B	1,970	2,470	B	C
30	U.S. Highway 50–WB GP	W of Placerville	2F	2F	1,510	1,440	B	B	1,921	2,109	B	C	1,440	2,210	B	C	1,430	2,270	B	C	1,500	1,493	B	B	1,680	2,240	B	C
31	Cameron Park Dr	300 yds S of Hacienda Dr	2A	4AD	1,030	1,210	D	D	1,290	1,440	D	D	1,520	1,790	C	C	1,500	1,790	C	C	1,060	1,210	D	D	1,610	1,890	C	D
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	2A	1,080	1,370	D	D	1,410	1,700	D	F	1,360	1,670	D	F	1,350	1,680	D	F	1,120	1,400	D	D	1,530	1,870	D	F
33	El Dorado Hills Bl	200 ft S of Saratoga Wy	6AD	6AD	2,090	2,530	C	C	2,560	2,810	C	D	2,020	2,350	C	C	2,060	2,350	C	C	2,160	2,560	C	C	2,440	2,720	C	C
34	El Dorado Hills Bl	100 ft S of Wilson Bl	4AD	4AD	1,860	1,800	D	C	2,200	2,060	D	D	2,440	2,210	D	D	2,440	2,210	D	D	1,880	1,810	D	C	2,640	2,390	D	D
35	El Dorado Hills Bl	100 ft S of Olson Ln	4AD	4AD	1,830	1,780	C	C	2,050	1,950	D	D	2,120	2,010	D	D	2,130	2,010	D	D	1,870	1,810	D	C	2,240	2,100	D	D
36	El Dorado Hills Bl	10 ft N of Olson Ln	4AD	4AD	1,790	1,590	C	C	2,010	1,760	D	C	2,070	1,820	D	C	2,080	1,820	D	C	1,830	1,620	C	C	2,190	1,910	D	D
37	El Dorado Hills Bl	100 ft N of Harvard Wy	4AD	4AD	1,060	1,480	C	C	1,410	1,800	C	C	1,330	1,740	C	C	1,340	1,730	C	C	1,160	1,590	C	C	1,420	1,830	C	C
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	2A	990	1,340	D	D	1,270	1,570	D	E	1,190	1,510	D	D	1,200	1,510	D	D	1,110	1,450	D	D	1,260	1,570	D	E
39	El Dorado Hills Bl	100 ft S of Green Valley Rd	2A	2A	320	440	C	C	440	400	C	C	470	550	C	C	490	550	C	C	320	380	C	C	540	620	C	C
40	Francisco Dr	200 ft S of Green Valley Rd	2A	2A	950	1,130	D	D	1,160	1,430	D	D	970	1,200	D	D	960	1,200	D	D	1,100	1,320	D	D	960	1,180	D	D
41	Green Valley Rd	200 ft W of Mormon Island Dr	4AD	4AD	1,870	2,460	D	D	2,290	3,050	D	D	1,550	2,300	C	D	1,530	2,310	C	D	2,060	,760	D	D	1,660	2,490	C	D
42	Green Valley Rd	200 ft E of Mormon Island Dr	4AD	4AD	1,860	2,430	D	D	2,280	3,010	D	D	1,540	2,260	C	D	1,520	2,280	C	D	2,050	2,720	D	D	1,650	2,460	C	D
43	Green Valley Rd	200 ft E of Francisco Dr	4AD	4AD	1,060	1,650	C	C	1,290	2,060	C	D	960	1,700	C	C	950	1,710	C	C	1,080	1,800	C	C	1,030	1,820	C	C
44	Green Valley Rd	approx. 100 ft E of Countyline	2A	4AU	1,060	1,650	D	F	1,290	2,060	D	F	960	1,700	C	C	950	1,710	C	C	1,080	1,800	D	F	1,030	1,820	C	D
45	Latrobe Rd	300 ft N of White Rock Rd	6AD	6AD	2,000	2,120	C	C	3,400	3,820	D	D	1,650	1,760	C	C	1,630	1,790	C	C	2,370	2,840	C	D	1,810	2,150	C	C
46	Missouri Flat Rd	100 ft N of SR 49	2A	2A	1,050	1,220	D	D	1,140	1,170	D	D	940	1,020	D	D	910	1,010	D	D	1,060	1,210	D	D	940	980	D	D
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	2A	1,250	1,580	D	E	1,400	1,570	D	E	1,280	1,560	D	E	1,250	1,550	D	E	1,260	1,570	D	E	1,290	1,540	D	E
48	Missouri Flat Rd	S of Forni Rd	4AD	4AD	1,470	1,850	C	C	1,820	2,220	C	D	2,000	2,590	D	D	2,000	2,600	D	D	1,440	1,820	C	C	2,180	2,780	D	D
49	Missouri Flat Rd	400 yds N of Forni Rd	4AD	4AD	2,040	2,650	D	D	2,430	3,100	D	D	2,640	3,450	D	F	2,630	3,460	D	F	2,060	2,670	D	D	2,810	3,640	D	F
50	Missouri Flat Rd	100 ft S of Plaza Dr	4AD	4AD	1,340	1,930	C	D	1,540	2,210	C	D	1,480	2,150	C	D	1,480	2,160	C	D	1,340	1,920	C	D	1,540	2,280	C	D
51	Missouri Flat Rd	100 ft N of Plaza Dr	4AD	4AD	590	650	C	C	790	930	C	C	720	870	C	C	720	880	C	C	580	650	C	C	780	1,000	C	C

Table 3.9-13. Continued

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
52	Missouri Flat Rd	300 ft S of El Dorado Rd	2A	2A	640	790	C	C	900	1,220	D	D	750	1,020	C	D	750	1,010	C	D	640	810	C	C	800	1,100	C	D
53	North Shingle Rd	400 yds E of Ponderosa Rd	2A	2A	510	650	C	C	800	980	C	D	730	870	C	D	730	870	C	D	510	630	C	C	900	1,060	D	D
54	North Shingle Rd	100 ft S of Green Valley Rd	W22	W22	380	500	C	C	570	700	C	C	540	640	C	C	540	640	C	C	380	480	C	C	660	760	C	C
55	South Shingle Rd	100 ft S of Mother Lode Dr	2A	2A	720	1,030	C	D	1,220	1,600	D	E	970	1,300	D	D	970	1,310	D	D	740	1,060	C	D	1,080	1,470	D	D
56	Cameron Park Dr	100 ft N of Robin Ln	2A	2A	520	820	C	C	1,060	1,540	D	D	940	1,330	D	D	940	1,330	D	D	560	830	C	C	1,150	1,620	D	E
57	Cameron Park Dr	100 ft N of Coach Ln	4AD	4AD	1,370	2,100	C	D	2,080	2,930	D	D	1,910	2,740	D	D	1,910	2,720	D	D	1,420	2,130	C	D	2,250	3,070	D	D
58	Cameron Park Dr	200 yds N of Mira Loma Dr	2A	2A	920	1,240	D	D	1,150	1,440	D	D	1,150	1,470	D	D	1,150	1,470	D	D	960	1,260	D	D	1,210	1,530	D	D
59	Cameron Park Dr	200 yds S of Green Valley Rd	2A	2A	680	810	C	C	840	950	C	D	840	950	C	D	850	960	C	D	700	830	C	C	890	990	D	D
60	Country Club Dr	0.1 mile E of Merrychase Dr	2A	2A	350	230	C	C	610	560	C	C	530	340	C	C	530	340	C	C	360	230	C	C	690	600	C	C
61	Durock Rd	50 ft S of Robin Ln	2A	2A	380	580	C	C	730	950	C	D	660	850	C	D	660	860	C	D	400	580	C	C	790	980	C	D
62	Palmer Dr	100 ft E of Cameron Park Dr	2A	2A	570	820	C	C	810	1,130	C	D	720	1,010	C	D	720	1,010	C	D	570	820	C	C	820	1,150	C	D
63	Serrano Pkwy	450 ft E of Silva Valley Pkwy	4AD	4AD	1,080	930	C	C	1,350	1,110	C	C	990	880	C	C	990	880	C	C	1,030	940	C	C	1,160	1,060	C	C
64	Silva Valley Pkwy	100 ft S of Serrano Pkwy	4AD	4AD	850	640	C	C	1,230	1,140	C	C	1,370	1,170	C	C	1,380	1,180	C	C	790	740	C	C	1,570	1,400	C	C
65	Silva Valley Pkwy	100 ft N of Serrano Pkwy	4AD	4AD	1,270	900	C	C	1,510	1,210	C	C	1,530	1,170	C	C	1,540	1,170	C	C	1,300	990	C	C	1,620	1,280	C	C
65	Silva Valley Pkwy	100 ft S of Harvard Wy	4AD	4AD	1,050	860	C	C	1,280	1,170	C	C	1,260	1,070	C	C	1,270	1,070	C	C	1,090	960	C	C	1,330	1,160	C	C
67	Silva Valley Pkwy	100 ft N of Harvard Wy	2A	2A	790	630	C	C	880	790	D	C	970	730	D	C	970	730	D	C	790	670	C	C	1,050	800	D	C
68	Silva Valley Pkwy	100 ft S of Green Valley Rd	2A	2A	590	530	C	C	730	750	C	C	700	580	C	C	700	580	C	C	620	620	C	C	780	660	C	C
69	Sophia Pkwy	200 ft S of Green Valley Rd	2A	2A	450	590	C	C	660	900	C	D	270	520	C	C	260	540	C	C	490	810	C	C	330	670	C	C
70	White Rock Rd	100 ft E of Latrobe Rd	4AD	6AD	760	1,380	C	C	1,080	1,880	C	D	1,130	1,980	C	C	1,160	1,970	C	C	780	1,570	C	C	1,600	2,360	C	C
71	Barkley Rd	50 ft N of Carson Rd	2A	2A	70	80	C	C	80	100	C	C	80	90	C	C	80	90	C	C	70	80	C	C	80	100	C	C
72	Bedford Av	At City Limits	2A	2A	30	40	C	C	40	50	C	C	40	50	C	C	40	50	C	C	30	40	C	C	40	50	C	C
73	Big Cut Rd	100 ft N of Pleasant Vly Rd	W18	W18	70	90	B	B	220	270	B	B	170	220	B	B	170	220	B	B	70	90	B	B	270	270	B	B
74	Bucks Bar Rd	50 ft S of Pleasant Vly Rd	W20	W20	380	390	C	C	500	520	C	C	460	480	C	C	460	480	C	C	360	360	B	B	520	540	C	C
75	Bucks Bar Rd	300 ft N of Mt Aukum Rd	W18	W18	300	290	B	B	400	410	C	C	370	370	B	C	370	370	B	C	270	270	B	B	430	430	C	C
76	China Garden Rd	150 ft N of SR 49	2A	2A	80	80	C	C	83	86	C	C	60	70	C	C	40	90	C	C	49	83	C	C	50	80	C	C
77	China Garden Rd	200 yds E of Missouri Flat Rd	2A	2A	240	330	C	C	510	750	C	C	110	240	C	C	110	340	C	C	230	340	C	C	210	330	C	C
78	El Dorado Rd	200 yds N of Pleasant Vly Rd	W22	W22	210	250	B	B	410	530	C	C	350	460	B	C	350	480	B	C	210	250	B	B	390	530	C	C
79	Enterprise Dr	100 ft E of Forni Rd	2A	2A	220	320	C	C	250	400	C	C	230	320	C	C	230	330	C	C	220	320	C	C	230	330	C	C
80	Fairplay Rd	100 ft S of Mt Aukum Rd	W20	W20	150	170	B	B	180	210	B	B	180	200	B	B	180	200	B	B	140	160	B	B	200	220	B	B
81	Forebay Rd	100 ft N of Pony Express Tr	2A	2A	120	170	C	C	150	210	C	C	140	190	C	C	140	190	C	C	120	170	C	C	160	210	C	C
82	Forni Rd	200 ft N of SR 49	2A	2A	340	330	C	C	360	370	C	C	360	350	C	C	360	350	C	C	340	320	C	C	360	360	C	C
83	Forni Rd	300 ft W of Missouri Flat Rd	2A	2A	500	820	C	C	630	1,010	C	D	600	950	C	D	590	950	C	D	540	860	C	D	600	950	C	D
84	Forni Rd	30 ft W of Arroyo Vista Wy	2A	2A	100	150	C	C	180	300	C	C	190	280	C	C	180	280	C	C	100	150	C	C	190	280	C	C
85	Forni Rd	W of Placerville Dr at City Limits	W20	W20	70	120	B	B	630	830	C	D	130	270	B	B	130	260	B	B	70	140	B	B	240	410	B	C
86	French Creek Rd	300 ft S of Mother Lode Dr	2A	2A	200	240	C	C	250	270	C	C	220	250	C	C	220	250	C	C	200	240	C	C	280	280	C	C
87	Garden Valley Rd	300 ft N of SR 193	W20	W20	40	40	B	B	50	60	B	B	50	50	B	B	50	50	B	B	40	40	B	B	50	50	B	B
88	Garden Valley Rd	0.45 mile S of Marshall Rd	W20	W20	140	120	B	B	150	130	B	B	150	120	B	B	150	120	B	B	140	120	B	B	150	130	B	B
89	Greenwood Rd	100 ft W of Marshall Rd	2A	2A	80	110	C	C	180	220	C	C	140	170	C	C	140	170	C	C	80	100	C	C	180	220	C	C
90	Greenwood Rd	0.03 mile S of SR 193	2A	2A	60	90	C	C	60	90	C	C	60	90	C	C	60	90	C	C	60	80	C	C	60	90	C	C
91	Harvard Wy	0.15 mile E of El Dorado Hills Bl	4AU	4AU	930	730	C	C	1,090	850	C	C	940	790	C	C	930	790	C	C	970	770	C	C	980	810	C	C
92	Harvard Wy	200 ft W of Silva Valley Pkwy	4AU	4AU	820	560	C	C	1,010	740	C	C	880	620	C	C	870	620	C	C	870	610	C	C	910	640	C	C
93	Icehouse Rd	300 ft N of US 50	2A	2A	80	130	C	C	70	110	C	C	80	120	C	C	80	120	C	C	60	100	C	C	80	120	C	C
94	Lime Kiln Rd	100 ft E of China Garden Rd	2A	2A	130	230	C	C	380	670	C	C	30	120	C	C	30	190	C	C	120	230	C	C	90	190	C	C
95	Meder Rd	300 ft E of Cameron Park Dr	W22	W22	590	580	C	C	900	990	D	D	700	760	C	C	700	760	C	C	600	600	C	C	910	1,010	D	D
96	Meder Rd	200 yds W of Ponderosa Rd	W22	W22	490	510	C	C	730	740	C	C	620	610	C	C	620	610	C	C	500	490	C	C	710	680	C	C
97	Mosquito Rd	300 ft S of Union Ridge Rd	2A	2A	150	150	C	C	350	370	C	C	290	300	C	C	290	300	C	C	140	140	C	C	360	380	C	C
98	Mosquito Rd	At American River Br	W18	W18	100	100	B	B	170	170	B	B	150	150	B	B	150	150	B	B	80	90	B	B	180	180	B	B
99	Newtown Rd	200 yds N of Pleasant Vly Rd	2A	2A	250	240	C	C	370	410	C	C	340	400	C	C	330	400	C	C	220	240	C	C	390	440	C	C
100	Oak Hill Rd	300 ft S of Pleasant Vly Rd	2A	2A	130	170	C	C	130	170	C	C	140	170	C	C	140	170	C	C	130	160	C	C	140	170	C	C
101	Patterson Dr	200 ft S of Pleasant Vly Rd	2A	2A	270	370	C	C	350	470	C	C	320	420	C	C	340	440	C	C	270	370	C	C	350	470	C	C
102	Ponderosa Rd	100 ft N of Meder Rd	W20	W20	130	130	B	B	140	140	B	B	140	140	B	B	140	140	B	B	140	130	B	B	150	140	B	B

Table 3.9-13. Continued

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
103	Ponderosa Rd	100 ft S of Green Valley Rd	W20	W20	110	100	B	B	120	110	B	B	120	110	B	B	120	110	B	B	110	100	B	B	120	110	B	B
104	Rock Creek Rd	100 ft E of SR 193	2A	2A	20	20	C	C	20	30	C	C	20	20	C	C	20	20	C	C	20	20	C	C	20	30	C	C
105	Sand Ridge Rd	100 ft W of Bucks Bar Rd	2A	2A	100	100	C	C	130	130	C	C	130	130	C	C	130	130	C	C	100	100	C	C	130	140	C	C
106	Serrano Pkwy	250 ft W of Silva Valley Pkwy	4AD	4AD	770	590	C	C	820	650	C	C	550	410	C	C	560	410	C	C	780	610	C	C	640	470	C	C
107	Sliger Mine Rd	50 ft N of SR 193	2A	2A	50	70	C	C	60	80	C	C	60	80	C	C	60	80	C	C	40	60	C	C	70	90	C	C
108	Snows Rd	400 ft N of Newtown Rd	2A	2A	80	90	C	C	100	120	C	C	90	110	C	C	90	110	C	C	80	90	C	C	100	130	C	C
109	Snows Rd	200 ft S of Carson Rd	2A	2A	280	240	C	C	310	270	C	C	300	260	C	C	300	260	C	C	280	240	C	C	310	270	C	C
110	South Shingle Rd	0.5 mile E of Latrobe Rd	W18	W18	130	70	B	B	300		B	B	150	150	B	B	150	150	B	B	150	100	B	B	180	180	B	B
111	South Shingle Rd	100 ft N of Barnett Ranch Rd	W20	W20	190	230	B	B	380	510	C	C	240	320	B	B	240	320	B	B	220	270	B	B	260	340	B	B
112	Starbuck Rd	110 ft N of Green Valley Rd	2A	2A	100	150	C	C	160	210	C	C	160	210	C	C	150	200	C	C	100	150	C	C	160	220	C	C
113	Union Ridge Rd	100 ft W of Hassler Rd	2A	2A	40	50	C	C	70	110	C	C	60	80	C	C	60	90	C	C	40	50	C	C	70	110	C	C
114	Wentworth Springs Rd	100 ft W of Quintette Rd	2A	2A	40	60	C	C	40	70	C	C	40	70	C	C	40	70	C	C	40	60	C	C	40	70	C	C
115	White Rock Rd	100 ft S of Silva Valley Pkwy	2A	6AD	690	900	C	D	1,090	1,370	D	D	1,200	1,540	C	C	1,220	1,540	C	C	610	980	C	D	1,720	2,010	C	C
116	Bass Lake Rd	400 yd N of Country Club Dr	2A	2A	930	880	D	D	1,420	1,360	D	D	1,150	1,140	D	D	1,150	1,130	D	D	980	840	D	C	1,320	1,340	D	D
117	Bass Lake Rd	100 yd S of Green Vly Rd	W22	2A	510	450	C	C	720	670	C	C	520	470	C	C	520	470	C	C	530	460	C	C	590	560	C	C
118	Bassi Rd	200 ft W of Lotus Rd	2A	2A	80	100	C	C	90	110	C	C	90	110	C	C	90	110	C	C	80	100	C	C	90	110	C	C
119	Broadway	At City Limits	2A	2A	350	350	C	C	560	600	C	C	500	510	C	C	500	510	C	C	320	340	C	C	580	610	C	C
120	Cambridge Rd	At U.S. Highway 50 OC	2A	2A	620	860	C	D	940	1,040	D	D	820	990	C	D	820	990	C	D	630	860	C	D	900	1,040	D	D
121	Cambridge Rd	300 ft S of Country Club Dr	2A	2A	580	750	C	C	830	950	C	D	720	850	C	D	720	850	C	C	600	780	C	C	810	920	C	D
122	Cambridge Rd	100 ft N of Country Club Dr	2A	2A	520	740	C	C	810	1,090	C	D	640	820	C	C	650	820	C	C	550	750	C	C	790	1,000	C	D
123	Cambridge Rd	300 yds N of Oxford Rd	2A	2A	330	480	C	C	500	710	C	C	420	610	C	C	410	600	C	C	350	490	C	C	460	680	C	C
124	Cambridge Rd	300 ft S of Green Valley Rd	2A	2A	350	410	C	C	660	720	C	C	500	610	C	C	490	610	C	C	360	430	C	C	570	700	C	C
125	Carson Rd	0.6 mile E of City Limits	2A	2A	120	170	C	C	140	210	C	C	140	190	C	C	140	200	C	C	120	170	C	C	150	210	C	C
126	Carson Rd	300 yds E of Gatlin Rd	2A	2A	80	140	C	C	100	170	C	C	90	150	C	C	90	150	C	C	70	120	C	C	100	170	C	C
127	Carson Rd	At Carson Ct	2A	2A	110	180	C	C	110	200	C	C	100	190	C	C	100	190	C	C	100	160	C	C	110	200	C	C
128	Carson Rd	100 ft W of Barkley Rd	2A	2A	210	280	C	C	300	380	C	C	280	360	C	C	280	360	C	C	210	280	C	C	310	390	C	C
129	Carson Rd	100 ft E of Ponderosa Wy	2A	2A	170	220	C	C	170	230	C	C	170	230	C	C	170	230	C	C	170	220	C	C	170	230	C	C
130	Cedar Ravine Rd	0.1 mile N of Pleasant Valley Rd	W20	2A	170	170	B	B	410	440	C	C	340	350	C	C	330	360	C	C	170	160	B	B	460	440	C	C
131	Cedar Ravine Rd	0.25 mile S of Country Club Dr	2A	2A	220	220	C	C	420	460	C	C	380	400	C	C	380	400	C	C	210	210	C	C	430	450	C	C
132	Cold Springs Rd	At City Limits	2A	2A	270	300	C	C	600	750	C	C	520	620	C	C	510	630	C	C	270	300	C	C	580	690	C	C
133	Cold Springs Rd	300 yds S of Gold Hill Rd	2A	2A	190	280	C	C	430	590	C	C	370	490	C	C	360	500	C	C	190	280	C	C	400	540	C	C
134	Cold Springs Rd	100 ft S of SR 153	W22	2A	120	180	B	B	290	410	B	C	230	310	C	C	220	330	C	C	120	180	B	B	260	360	C	C
135	Country Club Dr	0.4 mile E of Bass Lake Rd	2A	2A	440	350	C	C	780	790	C	C	680	530	C	C	690	530	C	C	460	370	C	C	890	850	D	C
136	Country Club Dr	0.15 mile W of Knollwood Dr	2A	2A	480	310	C	C	810	740	C	C	720	500	C	C	720	500	C	C	480	310	C	C	900	750	D	C
137	Country Club Dr	300 yds E of Cambridge Rd	2A	2A	240	270	C	C	710	820	C	C	490	560	C	C	500	560	C	C	250	270	C	C	650	750	C	C
138	Country Club Dr	0.2 mile W of Cameron Park Dr	2A	2A	230	370	C	C	520	670	C	C	320	530	C	C	320	530	C	C	230	360	C	C	450	600	C	C
139	Durock Rd	50 ft W of S Shingle Rd	2A	2A	360	560	C	C	700	860	C	D	560	720	C	C	550	730	C	C	360	550	C	C	660	840	C	C
140	El Dorado Rd	0.2 mile S of US 50	W22	2A	440	500	C	C	660	850	C	D	620	800	C	C	630	810	C	C	440	500	C	C	690	900	C	D
141	El Dorado Rd	0.11 mile N of U.S. Highway 50	W22	2A	160	200	B	B	390	660	C	C	380	550	C	C	390	540	C	C	160	220	B	B	460	650	C	C
142	El Dorado Rd	50 ft N of Missouri Flat Rd	W22	2A	150	260	B	B	360	750	B	C	250	530	C	C	250	510	C	C	150	280	B	B	280	570	C	C
143	Francisco Dr	200 ft N of Green Valley Rd	2A	2A	900	1,210	D	D	960	1,270	D	D	940	1,280	D	D	940	1,280	D	D	940	1,260	D	D	980	1,300	D	D
144	Francisco Dr	100 ft S of Sheffield Dr	2A	2A	160	200	C	C	170	190	C	C	160	160	C	C	150	170	C	C	160	180	C	C	170	190	C	C
145	Francisco Dr	300 yds N of Sheffield Dr	2A	2A	60	80	C	C	70	80	C	C	60	70	C	C	50	70	C	C	60	70	C	C	70	70	C	C
146	Gold Hill Rd	100 ft E of Lotus Rd	W22	2A	230	140	B	B	350	280	B	B	320	250	C	C	320	250	C	C	230	140	B	B	340	270	C	C
147	Gold Hill Rd	200 ft W of Cold Springs Rd	W22	2A	220	150	B	B	340	290	B	B	320	260	C	C	320	260	C	C	220	150	B	B	340	280	C	C
148	Gold Hill Rd	100 yds E of Cold Springs Rd	W22	2A	50	40	B	B	110	110	B	B	90	80	C	C	90	80	C	C	50	40	B	B	100	100	C	C
149	Green Valley Rd	200 ft W of Sophia Pkwy	4AU	4AU	1,730	2,050	C	D	1,940	2,230	D	D	1,730	2,070	C	D	1,710	2,080	C	D	1,820	2,070	D	D	1,750	2,120	C	D
150	Green Valley Rd	200 ft E of Sophia Pkwy	4AU	4AU	1,730	2,350	C	D	2,150	2,940	D	D	1,450	2,240	C	D	1,440	2,250	C	D	1,920	2,650	D	D	1,560	2,420	C	D
151	Green Valley Rd	~200 ft W of El Dorado Hills Boulevard	2A	4AU	1,730	2,350	F	F	2,150	2,940	F	F	1,450	2,240	C	D	1,440	2,250	C	D	1,920	2,650	F	F	1,560	2,420	C	D
152	Green Valley Rd	300 ft W of Silva Valley Pkwy	2A	4AU	970	1,120	D	D	1,130	1,390	D	D	1,150	1,390	C	C	1,150	1,380	C	C	990	1,240	D	D	1,290	1,530	C	C
153	Green Valley Rd	200 ft W of Bass Lake Rd	2A	2A	1,200	980	D	D	1,410	1,290	D	D	1,220	1,080	D	D	1,220	1,080	D	D	1,230	1,060	D	D	1,270	1,130	D	D

Table 3.9-13. Continued

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
154	Green Valley Rd	300 ft W of Cameron Park Dr	2A	2A	930	940	D	D	1,300	1,380	D	D	1,080	1,160	D	D	1,080	1,160	D	D	960	1,000	D	D	1,200	1,290	D	D
155	Green Valley Rd	300 ft E of La Crescenta Dr	W22	2A	610	630	C	C	900	1,020	D	D	620	700	C	C	620	700	C	C	620	650	C	C	700	800	C	C
156	Green Valley Rd	500 ft E of Deer Valley Rd (E)	W18	2A	360	420	B	C	580	750	C	C	290	400	C	C	290	390	C	C	370	440	B	C	340	470	C	C
157	Green Valley Rd	300 ft W of Lotus Rd	W18	2A	570	650	C	C	1,030	1,220	D	D	730	860	C	D	730	860	C	D	560	650	C	C	930	1,060	D	D
158	Green Valley Rd	100 ft W of Greenstone Rd	W20	2A	300	360	B	B	610	770	C	C	490	570	C	C	490	570	C	C	310	360	B	B	530	650	C	C
159	Green Valley Rd	400 ft W of Campus Dr	W20	2A	370	420	B	C	570	720	C	C	490	590	C	C	490	600	C	C	380	430	C	C	520	680	C	C
160	Green Valley Rd	200 ft W of Missouri Flat Rd	W20	2A	710	760	C	C	910	1,060	D	D	840	930	C	D	840	940	C	D	720	770	C	C	870	1,020	D	D
161	Green Valley Rd	100 ft W of Weber Creek Br	W18	2A	230	310	B	B	560	930	C	D	440	650	C	C	440	640	C	C	240	320	B	B	470	700	C	C
162	Greenstone Rd	300 ft N of Mother Lode Dr	W18	2A	80	110	B	B	130	160	B	B	110	140	C	C	110	140	C	C	80	110	B	B	130	160	C	C
163	Greenstone Rd	0.20 mile N of US 50	2A	2A	210	220	C	C	380	410	C	C	330	330	C	C	330	330	C	C	200	210	C	C	370	350	C	C
164	Grizzly Flat Rd	200 yds E of Mt Aukum Rd	2A	2A	160	190	C	C	230	270	C	C	210	240	C	C	210	240	C	C	150	170	C	C	250	280	C	C
165	Lake Hills Dr	100 ft N of Salmon Falls Rd	2A	2A	250	260	C	C	250	270	C	C	270	290	C	C	270	290	C	C	250	270	C	C	260	280	C	C
166	Latrobe Rd	250 ft N of County Line	2A	2A	240	300	C	C	500	550	C	C	220	260	C	C	220	260	C	C	420	470	C	C	320	330	C	C
167	Latrobe Rd	1.5 mi N of S Shingle Rd	2A	2A	250	310	C	C	570	630	C	C	240	280	C	C	240	280	C	C	470	530	C	C	350	360	C	C
168	Latrobe Rd	At Deer Creek Bridge	2A	2A	330	390	C	C	600	640	C	C	310	330	C	C	310	340	C	C	520	560	C	C	410	420	C	C
169	Latrobe Rd	100 ft S of Investment Bl	2A	2A	380	420	C	C	740	790	C	C	400	410	C	C	400	420	C	C	600	640	C	C	550	540	C	C
170	Latrobe Rd	100 ft N of Investment Bl	2A	2A	650	710	C	C	940	1,020	D	D	670	710	C	C	680	720	C	C	890	950	D	D	810	830	C	C
171	Latrobe Rd	100 ft N of Golden Foothill Pw	4AD	4AD	1,750	1,740	C	C	2,420	2,400	D	D	1,130	1,100	C	C	1,140	1,100	C	C	1,830	1,780	C	C	1,300	1,260	C	C
172	Lotus Rd	300 ft N of Green Valley Rd	2A	2A	470	570	C	C	1,030	1,260	D	D	780	960	C	D	780	960	C	D	450	550	C	C	1,020	1,230	D	D
173	Lotus Rd	300 ft S of Thompson Hill Rd	2A	2A	310	430	C	C	520	690	C	C	400	550	C	C	410	550	C	C	290	410	C	C	530	680	C	C
174	Lotus Rd	0.25 mile S of SR 49	2A	2A	260	460	C	C	490	720	C	C	380	590	C	C	380	590	C	C	250	440	C	C	490	710	C	C
175	Luneman Rd	100 ft W of Lotus Rd	2A	2A	270	180	C	C	350	280	C	C	340	250	C	C	330	250	C	C	270	180	C	C	360	280	C	C
176	Marshall Rd	200 yds E of SR 49	2A	2A	260	300	C	C	360	410	C	C	300	350	C	C	300	360	C	C	250	290	C	C	370	410	C	C
177	Marshall Rd	300 ft E of Garden Valley Rd	2A	2A	430	370	C	C	590	550	C	C	530	480	C	C	530	480	C	C	410	360	C	C	600	550	C	C
178	Marshall Rd	300 yds S of Lower Main St	2A	2A	40	50	C	C	100	110	C	C	70	90	C	C	70	90	C	C	40	50	C	C	110	120	C	C
179	Missouri Flat Rd	300 ft N of El Dorado Rd	2A	2A	650	620	C	C	780	800	C	C	730	740	C	C	730	740	C	C	650	630	C	C	760	820	C	C
180	Mormon Emigrant Tr	100 ft E of Sly Park Rd	2A	2A	60	90	C	C	120	150	C	C	100	140	C	C	100	130	C	C	60	90	C	C	140	170	C	C
181	Mosquito Rd	At City Limits	2A	2A	270	310	C	C	720	770	C	C	670	730	C	C	670	720	C	C	260	300	C	C	730	790	C	C
182	Mother Lode Dr	200 ft W of Sunset Ln	2A	2A	910	1,100	D	D	1,210	1,380	D	D	1,090	1,260	D	D	1,090	1,260	D	D	920	1,120	D	D	1,200	1,350	D	D
183	Mother Lode Dr	400 yds W of Pleasant Valley Rd	2A	2A	570	740	C	C	890	1,130	D	D	710	910	C	D	730	920	C	D	560	730	C	C	810	1,040	C	D
184	Mother Lode Dr	0.43 mile E of Pleasant Valley Rd	2A	2A	240	320	C	C	300	410	C	C	290	390	C	C	290	390	C	C	240	330	C	C	310	420	C	C
185	Mt Aukum Rd	0.25 mile N of County Line	2A	2A	120	160	C	C	130	160	C	C	150	190	C	C	150	190	C	C	120	150	C	C	150	200	C	C
186	Mt Aukum Rd	300 ft S of Bucks Bar Rd	2A	2A	300	290	C	C	380	390	C	C	360	380	C	C	360	380	C	C	270	270	C	C	420	430	C	C
187	Mt Aukum Rd	300 ft S of Pleasant Vly Rd	2A	2A	200	270	C	C	280	370	C	C	270	360	C	C	270	360	C	C	190	270	C	C	310	410	C	C
188	Mt Murphy Rd	50 ft S of Marshall Rd	2A	2A	90	100	C	C	170	200	C	C	140	160	C	C	140	160	C	C	80	90	C	C	170	200	C	C
189	Mt Murphy Rd	200 yds N of SR 49	2A	2A	20	30	C	C	160	190	C	C	120	130	C	C	120	130	C	C	20	30	C	C	170	190	C	C
190	Newtown Rd	200 yds N of Pioneer Hill Rd	2A	2A	200	220	C	C	350	390	C	C	290	310	C	C	300	310	C	C	180	210	C	C	350	380	C	C
191	Newtown Rd	100 ft E of Broadway	2A	2A	280	320	C	C	420	480	C	C	370	400	C	C	370	400	C	C	260	310	C	C	430	470	C	C
192	Old Frenchtown Rd	400 yds S of Mother Lode Dr	2A	2A	90	100	C	C	150	170	C	C	120	140	C	C	120	140	C	C	90	100	C	C	150	170	C	C
193	Omo Ranch Rd	100 ft E of Mt Aukum Rd	2A	2A	60	80	C	C	70	80	C	C	70	80	C	C	70	80	C	C	60	70	C	C	70	90	C	C
194	Oxford Rd	50 ft E of Salida Wy	2A	2A	290	420	C	C	730	900	C	D	650	730	C	C	660	730	C	C	340	440	C	C	770	890	C	D
195	Pleasant Valley Rd	200 yds E of Mother Lode Dr	2A	2A	440	560	C	C	690	860	C	D	530	670	C	C	540	670	C	C	430	550	C	C	620	770	C	C
196	Pleasant Valley Rd	200 yds E of SR 49 (E)	2A	2A	1,030	1,230	D	D	1,270	1,510	D	D	1,190	1,460	D	D	1,190	1,460	D	D	1,020	1,210	D	D	1,320	1,590	D	E
197	Pleasant Valley Rd	300 ft W of Oak Hill Rd	2A	2A	860	980	D	D	940	1,060	D	D	910	1,050	D	D	910	1,050	D	D	830	950	C	D	940	1,120	D	D
198	Pleasant Valley Rd	100 ft E of Cedar Ravine Rd	2A	2A	800	830	C	C	1,100	1,150	D	D	1,000	1,060	D	D	1,000	1,060	D	D	780	790	C	C	1,140	1,190	D	D
199	Pleasant Valley Rd	0.10 mile E of Bucks Bar Rd	2A	2A	530	450	C	C	710	640	C	C	650	590	C	C	640	590	C	C	540	440	C	C	730	670	C	C
200	Pleasant Valley Rd	0.40 mi E of Newtown Rd	2A	2A	410	450	C	C	560	620	C	C	520	580	C	C	520	580	C	C	390	440	C	C	590	650	C	C
201	Ponderosa Rd	300 ft N of Wild Chaparral Dr	2A	2A	680	600	C	C	920	800	D	C	820	690	C	C	820	690	C	C	680	580	C	C	910	760	D	C
202	Pony Express Tr	200 yds E of Carson Rd	2A	2A	180	240	C	C	270	300	C	C	240	290	C	C	240	290	C	C	170	230	C	C	270	310	C	C
203	Pony Express Tr	300 ft E of Gilmore Rd	2A	2A	280	420	C	C	350	510	C	C	330	480	C	C	330	480	C	C	270	420	C	C	360	510	C	C
204	Pony Express Tr	300 ft W of Forebay Rd	2A	2A	350	510	C	C	370	530	C	C	370	530	C	C	370	530	C	C	350	510	C	C	370	530	C	C

Table 3.9-13. Continued

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
205	Salmon Falls Rd	50 ft S of Malcolm-Dixon Rd	2A	2A	560	620	C	C	750	750	C	C	690	780	C	C	690	780	C	C	550	630	C	C	810	890	C	D
206	Salmon Falls Rd	At New York Creek Bridge	2A	2A	200	220	C	C	340	330	C	C	220	230	C	C	220	230	C	C	190	220	C	C	340	330	C	C
207	Salmon Falls Rd	400 yds S of Pedro Hill Rd	2A	2A	120	170	C	C	240	260	C	C	130	180	C	C	130	180	C	C	100	160	C	C	240	260	C	C
208	Salmon Falls Rd	200 yds S of Rattlesnake Bar Rd	2A	2A	30	50	C	C	160	140	C	C	50	50	C	C	50	50	C	C	30	40	C	C	150	140	C	C
209	Sand Ridge Rd	300 ft E of SR 49	2A	2A	50	50	C	C	100	110	C	C	80	90	C	C	80	90	C	C	50	50	C	C	110	110	C	C
210	Serrano Pkwy	300 ft W of Bass Lake Rd	4AD	4AD	370	380	C	C	850	820	C	C	340	430	C	C	350	430	C	C	380	410	C	C	520	630	C	C
211	Shingle Springs Dr	0.20 mile S of U.S. Highway 50	2A	2A	420	400	C	C	590	750	C	C	530	630	C	C	530	630	C	C	410	400	C	C	600	760	C	C
212	Sly Park Rd	0.35 mile E of Mt Aukum Rd	2A	2A	240	290	C	C	300	360	C	C	290	340	C	C	290	340	C	C	240	280	C	C	310	370	C	C
213	Sly Park Rd	1.62 miles W of Mormon Emigrant Tr	W18	W18	150	190	B	B	190	240	B	B	170	220	B	B	170	220	B	B	140	190	B	B	200	250	B	B
214	Sly Park Rd	0.35 mile E of Mormon Emigrant Tr	2A	2A	260	330	C	C	350	430	C	C	310	390	C	C	310	390	C	C	250	320	C	C	380	460	C	C
215	Sly Park Rd	100 ft S of Gold Ridge Tr (N)	2A	2A	310	310	C	C	440	450	C	C	370	380	C	C	370	380	C	C	290	300	C	C	480	490	C	C
216	Sly Park Rd	100 ft S of Pony Express Tr	2A	2A	590	710	C	C	640	770	C	C	630	750	C	C	630	750	C	C	590	710	C	C	650	770	C	C
217	South Shingle Rd	100 ft S of Sunset Ln	W20	W20	420	530	C	C	710	950	C	D	480	640	C	C	480	640	C	C	450	580	C	C	570	780	C	C
218	SR49	North of China Hill	2A	2A	480	510	C	C	670	770	C	C	610	670	C	C	600	670	C	C	470	490	C	C	650	730	C	C
219	SR49	West of Missouri Flat Rd	2A	2A	980	950	D	D	1,390	1,390	D	D	1,220	1,180	D	D	1,240	1,190	D	D	980	950	D	D	1,280	1,230	D	D
220	SR49	West of Hastings Creed Rd	2A	2A	260	310	C	C	480	590	C	C	430	530	C	C	430	520	C	C	250	300	C	C	480	600	C	C
221	SR49	At the Placer County Line	2A	2A	640	750	C	C	810	930	C	D	740	860	C	D	740	860	C	D	620	730	C	C	810	940	C	D
222	SR 193	West of American River Road	2A	2A	470	580	C	C	580	700	C	C	530	640	C	C	530	640	C	C	450	560	C	C	590	710	C	C
223	SR 193	North of SR 49 in Placerville	2A	2A	180	190	C	C	220	240	C	C	200	220	C	C	200	220	C	C	170	180	C	C	230	250	C	C
224	Union Mine Rd	200 yds S of SR 49	2A	2A	290	140	C	C	300	160	C	C	310	160	C	C	310	160	C	C	250	130	C	C	320	170	C	C
225	Wentworth Springs Rd	0.7 mile E of Main St	2A	2A	170	220	C	C	190	250	C	C	180	240	C	C	180	240	C	C	160	210	C	C	200	260	C	C
226	White Rock Rd	At County Line	2A	4AD	530	1,070	C	D	1,090	1,790	D	F	620	1,210	C	C	620	1,220	C	C	930	1,670	D	F	980	1,710	C	C
227	White Rock Rd	100 ft W of Latrobe Rd	4AD	4AD	710	1,150	C	C	1,210	2,010	C	D	600	1,190	C	C	600	1,200	C	C	1,020	1,880	C	D	830	1,620	C	C

3.10 Water Supply

As discussed in Chapter 3, *Impact Analysis*, the project would not have a significant effect on public utilities and service systems. The County's development standards require the installation of utilities and service systems as new development occurs.

To the extent that such works may have impacts on the environment, the design, size, and location of the works are unknown and cannot be known at this time; therefore, useful environmental analysis is infeasible. Further discussion would be speculative. In any event, projects involving the future expansion and operation of utilities and service systems will be subject to their own CEQA documents.

Water supply, particularly the ability of the El Dorado Irrigation District (EID) to continue to meet the demands of new development, is a perennial concern to the residents of El Dorado County. For that reason, this DEIR will examine the availability of water to meet the future demands under the TGPA.

The water supply discussion is based on the changes that would be expected to occur in current land uses with approval of the TGPA. Note that under the TGPA, no changes are proposed to the land use map that would substantially increase the expected level of development beyond that set out in the 2004 General Plan. For the reader's information, the 2004 General Plan EIR found that the General Plan would have the following significant and unavoidable impacts related to water supply.

- Increased Water Demand and Likelihood of Surface Water Shortages Resulting from Expected Development.
- Potential Environmental Impacts Associated with the Development of New Surface Water Supplies and Related Infrastructure.
- Increase in Groundwater Demand and Related Impacts.

3.10.1 Existing Conditions

Regulatory Setting

State

California Environmental Quality Act and Case Law

CEQA requires an EIR to discuss whether a project's projected demand for water is anticipated to exceed existing and planned supplies. Regarding this topic, the ultimate question under CEQA is not whether an EIR identifies a likely source of water, but whether it adequately addresses the reasonably foreseeable impacts of supplying water to the project. The EIR must also disclose whether there is insufficient water to serve the projected level of development. The California Supreme Court stated in *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412 that an adequate water supply analysis should contain the following elements.

- An identification of the water sources needed for full buildout.
- An assessment of the environmental impacts associated with providing water for the project.

- Where there are both short-term and long-term supplies needed, an analysis of long-term supplies and their impacts in at least a programmatic level of detail.
- An assessment of the extent to which identified water sources are "certain" or "likely" to be available.
- When "some uncertainty" exists with respect to the availability of such supplies, the identification of possible alternative water sources and analysis of the environmental impacts of curtailing planned development due to inadequate supplies.

Senate Bill 610 (Chapter 643, Statutes of 2001)

Senate Bill (SB) 610 (Water Code Section 10910, et seq.) establishes a procedure by which the public water supply agency or agencies that provide or will provide water to a qualifying development project is required to prepare a water supply assessment (WSA) describing demand and supply capacity under a number of circumstances. That assessment is to be included in the project EIR.

SB 610 applies to development projects, as described in Water Code Section 10912, and not to projects that consist of the adoption of a general plan or zoning ordinance. However, the essential contents of the WSA are similar to the required considerations set out by the California Supreme Court in the *Vineyard Area Citizens* decision.

Urban Water Master Plan

The Urban Water Management Planning Act (Water Code Section 10610, et seq.) requires each public water supply agency with 3,000 or more customers or supplying more than 3,000 acre-feet (AF) annually to prepare an urban water master plan (UWMP). The UWMP comprehensively describes, among other things, the ability of the water agency to meet long-term water demand in wet and dry years, its conservation practices for dry years, and additional water supplies to be acquired to meet future long-term demand, if any. The UWMP is to be prepared in compliance with the Department of Water Resources' *Guidebook to Assist Urban Water Suppliers*. A UWMP is essentially a report on the current and future demand and supply of water within the public water supply agency's service area. It does not commit the public water supply agency to any activity with the potential to lead to a physical change in the environment and, therefore, is not subject to CEQA.

SBx7-7 (Chapter 4, Statutes of 2009)

SBx7-7, the Water Conservation Act of 2009, requires the state to achieve a 20% reduction in urban per capita water use by December 31, 2020. The responsibility for this conservation falls to local water agencies, which must increase water use efficiency through promotion of water conservation standards that are consistent with the California Urban Water Conservation Council's (CUWCC's) best management practices. Each urban retail water supplier is also required to develop urban water use targets and an interim urban water use target by July 1, 2011, based on the alternative methods set out in the 2009 Act. The agencies must meet those targets by the 2020 deadline.

Both EID and the Georgetown Divide Public Utility District (GDPUD) are signatories to the Memorandum of Understanding (MOU) that commits CUWCC members to implementation of the best management practices.

Local

El Dorado County General Plan (2004)

The Public Services and Utilities Element of the General Plan contains the following objectives and policies relevant to water supply and water supply planning.

Objective 5.1.1: Planning. Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

Policy 5.1.1.1: The County, in cooperation with other affected service providing agencies, shall develop long-range facilities plans for public services and utilities including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, and schools. The Capital Improvement Program (CIP) for the County road system shall be coordinated with the infrastructure plan of the above services and utilities.

Policy 5.1.1.2: The County shall review the Capital Improvement Plans of all public service and infrastructure entities to ensure coordination with the General Plan in order to maintain an adequate level of service.

Objective 5.1.2: Concurrency. Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

Policy 5.1.2.1: Prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Policy 5.1.2.2: Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.

The following Levels of Service shall apply to the review of discretionary projects.

Table 5-1. Minimum Levels of Service

	Community Region	Rural Center and Rural Region
Public water source	As determined by purveyor	As determined by purveyor, when applicable
Private wells	Environmental Management	Environmental Management
Public water treatment capacity	As determined by purveyor	As determined by purveyor
Public sewer treatment capacity	As determined by purveyor	As determined by purveyor
On-site sewage disposal	Environmental Management	Environmental Management
Storm drainage	Department of Transportation	Department of Transportation
Solid waste	Environmental Management	Environmental Management

	Community Region	Rural Center and Rural Region
County and State road circulation system	E	D
Schools	As determined appropriate by the school districts	As determined appropriate by the school districts
Parks	Specific plan for new communities or Quimby Fee/dedication program for tentative maps	Quimby Fee/dedication program for tentative maps
Fire district response	8-minute response to 80% of the population	15 to 45-minute response
Sheriff	8-minute response to 80% of the population	No standard
Ambulance	10-minute response to 80% of the population	20-minute response in Rural Regions and "as quickly as possible" in wilderness areas*

*In accordance with State standards.

Policy 5.1.2.3: New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.

Policy 5.1.2.4: Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.

Objective 5.2.1: County-Wide Water Resources Program. Establish a County-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.

Policy 5.2.1.1: The El Dorado County Water Agency shall support a County-wide water resources development and management program which is coordinated with water purveyors and is consistent with the demands generated by the General Plan land use map.

Policy 5.2.1.2: An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Policy 5.2.1.3: All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers. [This policy is proposed to be revised by the TGPA.]

Policy 5.2.1.4: Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.

Policy 5.2.1.5: Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.

Policy 5.2.1.6: Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.

Policy 5.2.1.7: In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects.

Policy 5.2.1.8: The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.

Policy 5.2.1.9: In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.

Policy 5.2.1.10: The County shall support water conservation and recycling programs and projects that can reduce future water demand consistent with the policies of this General Plan. The County will develop and implement a water use efficiency program for existing and new residential, commercial/industrial, and agricultural uses. The County will also work with each of the county's water purveyors to develop a list of the type of uses that must utilize reclaimed water if feasible. The feasibility of using reclaimed water will be defined with specific criteria developed with public input and with the assistance of the EID, and will be coordinated with their ongoing reclaimed water (also referred to as recycled water) planning and implementation process. The County shall encourage all water purveyors to implement the water conservation-related Best Management Practices already implemented by EID and in compliance with the related criteria established by USBR.

Policy 5.2.1.11: The County shall direct new development to areas where public water service already exists. In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.

Policy 5.2.1.12: The County shall work with the EID to support the continued and expanded use of recycled water, including wet-season use and storage, in new subdivisions served by the Deer Creek and El Dorado Hills Wastewater Treatment Plants. To avoid the construction impacts of installing recycled water facilities, the County shall encourage the construction of distribution lines at the same time as other utilities are installed. Facilities to consider are recycled water lines for residential landscaping, parks, schools, and other irrigation needs, and if feasible, wet-irrigation-season storage facilities.

Policy 5.2.1.13: The County shall encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project.

Policy 5.2.1.14: The County, in cooperation with the Water Agency and water purveyors, shall collect and make available information on water supply and demand.

Policy 5.2.1.15: The County shall support the efforts of the County Water Agency and public water providers to retain existing and acquire new surface water supplies for planned growth and existing and planned agricultural uses within El Dorado County. New surface water supplies may include wastewater that has been reclaimed consistent with state and federal law.

Objective 5.2.2: Community Water Systems Within Rural Centers. Within Rural Centers, allow for development based upon private or community water systems.

Policy 5.2.2.1: Community water systems and/or package water treatment plants may be considered an acceptable alternative to public water service within Rural Centers.

Objective 5.2.3: Groundwater Systems. Demonstrate that water supply is available for proposed groundwater dependent development and protect against degradation of well water supplies for existing residents.

Policy 5.2.3.1: The County Well Ordinance and/or other County requirements regulate the installation of new private wells.

Policy 5.2.3.2: New private wells shall be tested pursuant to the County Well Ordinance and/or other County requirements to ensure a safe and reliable water supply.

Policy 5.2.3.3: The County shall develop and maintain a map and database of private well water production and other appropriate information.

Policy 5.2.3.4: All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.

Policy 5.2.3.5: The average residential density shall not be greater than one dwelling unit per five acres in proposed groundwater dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required if it is demonstrated such larger parcels are necessary to limit the impact on groundwater supply in the area.

Policy 5.2.3.6: The County shall assess and analyze the well data gained since the permit process started in 1990. Such data should be used to identify areas of likely groundwater supply limitations. At the completion of this analysis period, the County should determine if the General Plan uses within the areas of water supply limitation are compatible with identifiable supply limitations and modify the General Plan uses, if necessary.

Policy 5.2.3.7: The Environmental Management Department 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 hard copy format at the Development Services Public Counter.

Environmental Setting

The El Dorado County General Plan concentrates most future development potential in its Community Regions, Rural Centers, Meyers Community, and Specific Plan Areas. These areas are served by six water districts: EID, GDPUD, Grizzly Flats Community Services District (GFCSD), Kirkwood Meadows, South Tahoe Public Utility District (South Tahoe PUD), and Tahoe City Public Utility District (Tahoe City PUD). Of these districts, the last three service areas are either subject to the development restrictions of the Tahoe Regional Planning Agency or, in the case of Kirkwood Meadows, serve an area that is largely outside of El Dorado County. Accordingly, this discussion focuses on the first three districts in the list above.

The El Dorado County Water Agency (EDCWA) is a long-term water planning organization that leads, assists, and participates in projects such as securing water rights for El Dorado County and promoting water conservation. Although it works in concert with the county water districts, EDCWA does not supply water to individual users, nor does it maintain water storage or transmission facilities.

Much of El Dorado County is without public water service, including portions of larger communities such as Pollock Pines and Camino. Those areas rely on private wells. The limited availability of public water confines more dense residential development to those portions of the county that have potable water service.

As noted above, this environmental setting section primarily focuses on EID, BDPUD, and GFCSD; it describes their service areas, water supplies, infrastructure, and conservation measures. Important to note is that the discussion of these districts focuses on surface water. The county's groundwater resources are discussed separately below.

El Dorado Irrigation District

EID is largest of the districts serving western El Dorado County. EID adopted its UWMP in 2011 and its integrated water resources master plan (IWRMP) in 2013. The IWRMP is not required by state law; it was adopted in conjunction with EID's separate wastewater facilities master plan (WWFMP) to provide a comprehensive road map for the development of future infrastructure and the maintenance of existing water, wastewater, and recycled water facilities to meet EID's projected demand beyond 2030.

Service Area

EID provides water to nearly 110,000 people for municipal, industrial, and irrigation uses, as well as wastewater treatment and recycled water services. Its UWMP describes the EID service area as follows.

> The District contiguous service area encompasses approximately 220 square miles on the western slope of the Sierra Nevada Mountains in El Dorado County. The service area is bounded by Sacramento County to the west and the Pollock Pines/Sly Park area to the east and ranges from 500 to more than 4,000 feet in elevation. The area north of Coloma and Lotus establishes the northern-most part of the service area, while the communities of Pleasant Valley and South Shingle Springs establish the southern boundary. The City of Placerville, located in the central part of the District, receives water from the District as a wholesale customer. The District also operates two satellite water systems in the Strawberry and Outingdale communities (El Dorado Irrigation District 2011).

EID's service area is divided into three water supply areas: the El Dorado Hills Region (including El Dorado Hills and Cameron Park), Western Region (including Shingle Springs and Diamond Springs), and Eastern Region (including Placerville and Pollock Pines). EID's existing sources of municipal water include both surface and recycled water. Raw water is delivered to the system from three principle points of diversion.

- Sly Park Dam (Jenkinson Lake).
- The El Dorado Hydroelectric Federal Energy Regulatory Commission (FERC) Project 184 (Project 184) at Forebay Reservoir (which is supplied by lakes on the Sierra crest).

- Folsom Reservoir via a United States Bureau of Reclamation (USBR) water contract, a Warren Act Contract for rediverted District ditch and Weber Reservoir water supplies, and State water right permit 21112.

There are also two satellite diversions: potable water deliveries to Outingdale from the Middle Fork of the Cosumnes River, and potable water deliveries to Strawberry from the South Fork American River. EID also diverts raw water into the Crawford Ditch from the North Fork of the Cosumnes River to serve canal irrigation customers. Aside from the USBR water contract, EID does not currently purchase water from any wholesale supplier.

In the future, EID plans to purchase 7,500 AFY of water wholesale from EDCWA through a USBR contract under Public Law 101-514 (i.e., "Fazio" water). This water would otherwise be destined for Folsom Lake. The Fazio water is expected to begin delivery in 2015. EID is also pursuing through EDCWA another 30,000 AFY under the "El Dorado–SMUD Cooperation Agreement." This supply would be available to EID beginning in 2025. By 2025, EID would thereby increase its current supply by 37,500 AFY in normal years; this would be reduced to an increase of 10,625 AFY in dry years (El Dorado Irrigation District 2013a).

In Section 5.3.1, Concept 1A, the IWRMP describes the Fazio water as follows.

> EDCWA is pursuing a water supply service contract with the USBR. Public Law 101-514 transferred unallocated CVP supply to local water purveyors, allocating 15,000 AFY to El Dorado County. Under this new contract, up to 15,000 AFY of CVP[1] water could be made available for diversion from Folsom Reservoir, or from an exchange on the American River, upstream from Folsom Reservoir, between Georgetown Divide Public Utility District (GDPUD) and Placer County Water Agency. EDCWA could make this new CVP water available to the District and GDPUD for use within their respective service areas. Public Law 101-514 does not specify how much of the 15,000 AFY could be allocated to each District; however it has been tentatively assumed that the new CVP allocation could be split equally between the District and GDPUD. For the District, water could be diverted at the Folsom Reservoir intake and delivered to the El Dorado Hills and Cameron Park service areas. Although no formal distribution has been made, for planning purposes it has been assumed that a 50/50 distribution will occur (i.e. the District could receive a contract for 7,500 of the 15,000 AFY). This 7,500 AFY allocation would be subject to the USBR Shortage Policy (El Dorado Irrigation District 2013a).

Section 5.3.1, Concept 1B, of the IWRMP describes the El Dorado–SMUD Cooperation Agreement as the "supplemental water rights project," as follows.

> The El Dorado Water and Power Authority (EDWPA) applied for supplemental water supply on behalf of the District, El Dorado County, EDCWA, and GDPUD, and has secured diversion and storage rights in the SMUD UARP[2] facilities. These rights are described in the El Dorado-SMUD Cooperation Agreement. The Agreement enables the El Dorado Parties to avoid the costs of permitting issues associated with the construction of new water diversion and storage facilities by securing use of existing facilities.
>
> As long as the El Dorado Parties secure the legal right to divert water, the Agreement requires SMUD to make deliveries to the El Dorado Parties from the UARP, including deliveries to and

[1] CVP is the acronym for the Central Valley Project.

[2] UARP is the acronym for the Upper American River Project.

from carryover storage, of up to 30,000 AFY and 40,000 AFY after year 2025. This includes the right to carry-over as much as 15,000 ac-ft for drought and other emergencies (El Dorado Irrigation District 2013a).

Infrastructure

EID treats raw water for domestic use at the following water treatment plants (WTPs). The El Dorado Hills WTP, with a rated capacity of 26 million gallons per day (MGD), serves the El Dorado Hills Region. The Reservoir 1 WTP, with a rated capacity of 26 MGD, serves the Western Region. The Reservoir A WTP, with a rated capacity of 64 MGD, serves the Eastern Region.

EID also produces recycled water at two of its wastewater treatment plants (WWTPs). Recycled water produced at the El Dorado Hills and Deer Creek WWTPs is available for use in the El Dorado Hills and Cameron Park areas. The two plants are connected, allowing recycled water to be transferred as needed between the two distribution systems for these areas. Uses for recycled water under EID regulations include commercial landscape irrigation, golf course and road median irrigation, residential or multi-family dual-plumbed landscape irrigation, construction water, industrial process water, and recreational lakes and ponds (El Dorado Irrigation District 2011). Annual recycled water production is dependent upon the total wastewater flow to the WWTPs, operational losses, and a minimum discharge of 1 MGD of treated effluent to Deer Creek mandated by the State Water Resources Control Board for habitat maintenance. Between 2008 and 2012, total recycled water production from the two plants averaged approximately 2,615 AFY. Demand for recycled water cannot be fully met by the WWTPs, so supplies are supplemented with potable water. The amount of supplemental potable water needed has ranged from 1.5 to 3 MGD between 2008 and 2013. A new recycled water storage facility would be needed to meet demand solely with recycled water (El Dorado Irrigation District 2013b).

EID expects demand for recycled water to increase over time. EID will likewise expand facilities to increase the available supply of recycled water. EID estimates that by 2035, recycled water production will be approximately 5,600 AFY (El Dorado Irrigation District 2013b).

EID currently does not use groundwater as a supply source. The UWMP notes that this is because groundwater aquifers in the service area occur in fractured hard rock and are unreliable. The District owns two wells in the Swansboro community north of the South Fork American River, but these are physically separate from and do not supply the rest of the system. The UWMP reports that EID is not currently engaged in any water supply transfers outside the district but has water supplies suitable for short-term transfers and an interest in actively pursuing such transfers in the future (El Dorado Irrigation District 2011).

Water Supply

EID's *2013 Water Resources and Service Reliability Report*[3] describes the current water supply availability within EID's service area. To determine the amount of water that will be available in the coming year for new meter sales, EID uses the "firm yield" of the water supply sources minus the total potential demand for all uses. Firm yield is defined as "the annual demand that the integrated supply system can theoretically meet 95% of the time while incurring shortages of no more than 20% annually in the remaining 5% of the time" (El Dorado Irrigation District 2013b).

[3] EID updates this report yearly to ensure that water meter sales do not exceed water supply and infrastructure capacity.

The water resources and service reliability report divides EID's service area into two parts for purposes of reporting: the El Dorado Hills supply area and the Western/Eastern supply area. The El Dorado Hills supply area includes the community of the same name. The Western/Eastern area includes the communities of Bass Lake, Cameron Park, Shingle Springs, Logtown, El Dorado and Diamond Springs, Pleasant Valley, Sly Park, Pollock Pines, Camino, Placerville, and Lotus/Coloma. The available supply in the El Dorado Hills supply area is currently restricted by the capacity of the El Dorado Hills WTP and conveyance facilities. The Western/Eastern supply area is not restricted, because the WTPs serving the Western/Eastern area have sufficient capacity to meet demand.

The report uses "water meter availability" as a convenient way of describing how much water is available in these two key service areas. Water meter availability is the difference between the available water supply and the total potential demand for each respective area. Available water supply is that portion of the firm yield that can be delivered to the service area, based on existing infrastructure. The estimate of total potential demand is based on averaged water use from existing meters, meters purchased but not yet installed, and latent uses. It does not include projections of future demand. Meter availability can be viewed as the number of new homes and service connections that could be installed given existing deliverable supply.

EID's 2013 water resources and service reliability report estimates that its system has a firm yield of about 63,500 AF. The available unallocated water supply as of that time was about 3,609 AF within the El Dorado Hills supply area and 1,045 AF within the Western/Eastern supply area. This translates to being able to ultimately serve the equivalent of about 4,687 new dwelling units in El Dorado Hills and 1,935 new dwelling units in the Western/Eastern area with existing supplies (El Dorado Irrigation District 2013b).

Conservation Measures

EID has adopted demand management measures that conserve water during both normal and dry years. These include measures such as water audits for residential customers, high-efficiency clothes washer rebates, and an Irrigation Management Service that provides irrigation scheduling for commercial agriculture customers. Under its 2008 *Drought Preparedness Plan* and 2012 *Drought Action Plan*, EID has established a four-stage water conservation program for additional savings during water supply shortages. The drought preparedness plan is not invoked when there is a single dry year. Stage 1 is typically declared in the second dry year and sets a voluntary 15% conservation goal. Stage 2 is typically declared in the third dry year and implements water use reduction measures to decrease normal demand by up to 30% through voluntary and mandatory measures. Drought Stage 3 establishes mandatory measures to reduce EID-wide water demand by up to 50%. Stage 4 imposes a mandatory conservation requirement of greater than 50% through mandatory measures such as water rationing (Brown and Caldwell 2008; El Dorado Irrigation District 2012). The Drought Action Plan describes the actions EID will take during each respective stage, including convening a Drought Response Team to coordinate the responses of EID's various departments, reaching out to the community with information about water conservation, undertaking changes in operations to conserve water supplies, and determining when to increase or reduce the stage. The Drought Action Plan process is summarized in Table 3.10-1.

Table 3.10-1. Drought Stages Summary

Water Supply Conditions	Drought Stage	Stage Title	Stage Objective	Response Actions
Normal water supply	None	Normal Conditions	Public awareness of water efficiency practices and prohibition of water waste	Public outreach and education for ongoing water efficiency practices and the prohibition of water waste
Slightly restricted water supplies Up to 15% supply reduction	Stage 1 Introductory stage with voluntary reductions in use	Water Alert	Initiate public awareness of predicted water shortage and encourage conservation	Encourage voluntary conservation measures to achieve **up to a 15% demand reduction**
Moderately restricted water supplies Up to 30% supply reduction	Stage 2 Voluntary and mandatory reductions in water use	Water Warning	Increase public awareness of worsening water shortage conditions	Voluntary conservation measures are continued, with the addition of some mandatory measures to achieve **up to a 30% demand reduction**
Severely restricted water supplies Up to 50% supply reduction	Stage 3 Mandatory reductions in water use	Water Crisis	Enforce mandatory measures and/or implement water rationing to decrease demands	Enforce mandatory measures to achieve **up to a 50% demand reduction**
Extremely restricted water supplies Greater than 50% supply reduction	Stage 4 Water rationing for health and safety purposes	Water Emergency	Enforce extensive restrictions on water use and implement water rationing to decrease demands	Enforce mandatory measures to achieve **greater than 50% demand reduction**

Source: El Dorado Irrigation District 2012

Georgetown Divide Public Utility District

Service Area

The GDPUD's service area covers 112 square miles, with approximately 47 square miles currently having some form of water service available. The GDPUD presently serves nearly 4,000 customers. It provides domestic water service to the unincorporated communities of Georgetown, Buckeye, Garden Valley, Kelsey, Spanish Dry Diggins, Greenwood, Cool, and Pilot Hill. Portions of these same communities also receive untreated water for irrigation purposes through separate facilities (Georgetown Divide Public Utility District 2011).

Infrastructure

The Stumpy Meadows Project, which includes Stumpy Meadows Reservoir, diversion structures, and a conveyance system to the GDPUD service area, is the district's primary source of water. The UWMP, which was adopted by GDPUD in 2011, reports that Stumpy Meadows Reservoir is the only existing and planned water source for the GDPUD. The UWMP explains that "local ground water resources are not of adequate quality or quantity to be a viable augmenting resource." The UWMP also notes that transferring water from other purveyors into the GDPUD service area is impractical because the district is geographically separated from its neighboring water purveyors and it has no existing intertie facilities with those agencies to either exchange raw water or transfer treated water.

Water Supply

Total water use within the GDPUD in 2010 was approximately 1,699 AFY. The available water supply (firm yield) is 12,200 AF. The GVPUD defines firm yield as "a deficiency of 10 percent for treated water and 50 percent for untreated water in critically dry years." This includes operational losses and water requirements (Georgetown Divide PUD 2011).

Conservation Measures

The GDPUD has put in place 11 discrete demand management measures that will conserve water during normal and dry years. These include measures such as water audits for residential customers, residential plumbing retrofits, and conservation pricing. The GDPUD has a four-stage water conservation program for additional savings during times of water supply shortages. Stage 1 is voluntary, with a 15% conservation goal. Through each stage, more requirements are imposed and become mandatory; at Stage 4, a mandatory conservation requirement of 36 to 50% is imposed.

Grizzly Flats Community Services District

Service Area, Infrastructure, and Water Supply

GFCSD serves approximately 611 residential customers in the small community of Grizzly Flats in the southern portion of the county (Grizzly Flats Community Services District 2010). It is a small community water system and no UWMP has been prepared or is required to be prepared by the CSD. Water is supplied by two local creeks, North Canyon and Big Canyon, through a water system constructed in the mid 1960's through the mid 1970's (Grizzly Flats Community Services District 2013a). These creeks are diverted and the water is transported roughly two miles via pipeline to the CSD's recently renovated storage reservoir prior to treatment and distribution. Recent renovations to the reservoir, including compacting and installation of a liner, have reduced water loss and increased storage capacity by approximately 36 acre-feet per year (AFY) (Grizzly Flats Community Services District 2013b). However, the system's reliance on two surface water sources that drain relatively small watersheds and a single reservoir with limited hold-over capacity makes it extremely vulnerable to low flows in the two creeks.

Conservation Measures

Ordinance 11-1 establishes the district's water conservation measures and water shortage response regulations. The ordinance authorizes the General Manager or Board of Directors to call a Water Shortage Emergency when the supply of water is deemed low or if facility malfunctions require the additional conservation of water beyond the district's normal required daily conservation procedures.

Groundwater

The preceding discussions focus on surface water supplies. The 2004 General Plan EIR discusses the groundwater setting within El Dorado County in Chapter 5.5. In summary, the county is largely underlain with hard crystalline or metamorphic rock within which there are fractures that hold groundwater. The fractures do not form a connected system and vary in size and character. Consequently, groundwater resources can vary by location and reliability. The discussion of groundwater supplies in Chapter 5.5 of the 2004 General Plan EIR is hereby incorporated by reference.

3.10.2 Environmental Impacts

This DEIR examines the potential effects on water supply of development. The basic question is whether the projected future level of demand under the project can be met by future water supplies. The baseline for this analysis is existing conditions at the time of release of the DEIR's notice of preparation in 2012.

For the reader's information, the 2004 General Plan EIR concluded that the General Plan would have a significant and unavoidable impact on water supply, with total water demand from planned development under the General Plan exceeding projected total water supply by 2025. Note that, as discussed in Section 3.8, Population and Housing, the 2004 General Plan's assumptions for future growth in the west slope of the county are essentially the same as those of the TGPA and ZOU, with the exceptions noted below. The present DEIR examines the potential impact in light of the updated UWMPs of EID and GDPUD, progress on securing additional long-term water supplies for EID, and renovations to the GFCSD's storage system.

Impact Mechanisms

This DEIR relies upon the water planning documents described in Section 3.10.1 as the primary source of information on existing and projected supply and demand, including sources of additional water that will be needed to meet future demand. The following impact analysis is based on future water supply and demand projections as available from the water districts. For example, EID has projections for 2035, and that information is also used below.

The analysis takes into consideration the adopted General Plan policies, described above, that reduce the impact of new development on the water supply.

The project's key differences from the current General Plan that concern water use are as follows.

- Splitting the existing Camino–Pollock Pines Community Region into three Rural Centers.
- Expanding the agricultural district boundaries.
- Increasing maximum residential density for mixed-use and multi-family projects.
- Amending the Public Services and Utilities Element.
- New land uses that may be allowed pursuant to the ZOU that are not currently provided for in the current Zoning Ordinance.

Each of these changes as they potentially relate to water use is described below.

Thresholds of Significance

In accordance with Appendix G of the State CEQA Guidelines and the County's own concern, the proposed project would be considered to have a significant effect on water supply if it would result the condition listed below.

- Create a need for new or expanded entitlements or resources for sufficient water supply.

Impacts and Mitigation Measures

Impact WS-1: Create a need for new or expanded entitlements or resources for sufficient water supply (significant and unavoidable)

Review of Impact Mechanisms

The following analyses examine the key impact mechanisms to determine the extent to which they would result in land use changes that would substantially increase water demand. The county's water districts have based their supply projections on the General Plan's provisions for future growth. One indicator of an impact on water supply would be if the project would introduce new policies that would substantially increase the amount of future growth.

Camino/Pollock Pines Community Region Division

Compared to the existing General Plan, this amendment would reduce the overall intensity of allowable future development within the Camino-Pollock Pines Community Region and split the area into three Rural Centers: Camino, Cedar Grove, and Pollock Pines. The allowable land uses would remain the same and no change is proposed to existing land uses.

In these Rural Centers, development would be allowed to rely on private water systems; in a Community Region, however, development must rely on public water systems. As such, the intensity of allowable development would be expected to be lower in a Rural Center than a Community Region. However, with respect to changes in water supply, this is a distinction without a difference; regardless of whether the water supplier is public or private, there must be an available water supply for development to be approved.

Agriculture District Boundary Expansion

This proposed amendment would expand Agricultural District boundaries in the Garden Valley–Georgetown, Coloma, Camino–Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play–Somerset areas to encompass additional parcels that qualify for inclusion pursuant to General Plan Policy 8.1.1.2. This change would identify additional lands as agricultural in nature for planning purposes, including land that is already in agricultural use. Expansion of the Agricultural District boundaries does not alter the existing land uses, nor does it require any land that is not currently in agricultural use to be put to that use. In addition, a number of parcels now identified as being within Agricultural Districts would be removed from those districts, based on the Policy 8.1.1.2 criteria.

Should landowners choose to initiate or expand agricultural activities as a result of the expansion of the Agricultural District boundaries, a potential increase the demand for irrigation water could result. Irrigation water can be supplied by wells, where groundwater is available; irrigation water can also be supplied by surface water from water districts (in areas within water district boundaries and under contract for delivery). The landowner's decision to obtain surface water from one of the districts would be based on the proximity of available raw water transmission facilities and the cost of water relative to the productivity of the land (which in turn depends on the expected return from the commodity being grown or livestock being raised). The expansion of Agricultural District boundaries would not alter the landowner's decision-making process and thus would not result in a change in water use. In any case, a number of unknown variables related to an expansion of agricultural use exist; determining whether these variables would result in an increase in water demand makes would be speculative.

Mixed Use and Multi-Family Density Increases

Changes related to mixed use and multi-family density increases appear below.

> **Policy 2.1.1.3: Commercial/Mixed Use (in Community Regions).** Increase the maximum density for the residential portion of mixed use projects in Community Regions from 16 dwelling units per acre to 20 dwelling units per acre to be consistent with 2009 amendments to State planning law (Government Code Section 65583.2(c)(B)(3)). The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
>
> **Policy 2.1.2.5: Commercial/Mixed Use (in Rural Centers).** Increase the maximum density for the residential portion of mixed use projects in Rural Centers from 4 dwelling units per acre to 10 dwelling units per acre. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development (i.e., in Community Regions, not within Rural Centers or Rural Regions).
>
> **Policy 2.2.1.2: Multi-Family Density.** The proposal originally included amending the maximum density allowed in the multi-family residential (MFR) designation from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Amend the multi-family land use to encourage a full range of housing types, including small lot single family detached design, without a requirement for a planned development. The Zoning Ordinance is proposed to be amended similarly. The proposal to increase the MFR density to 30 units per acre was based on the belief that this was necessary in order for the housing element to accommodate the county's fair share of the regional housing need. After adoption of the housing element in late October 2013 and its ratification by the California Department of Housing and Community Development later that year, that density is not needed. Therefore, the increase in density to 30 units per acre will not be pursued.

The relatively limited number of parcels that are available for mixed use development, their small size, and lack of sewer service limit the practical effect of this higher density potential on the projected number of residences. In the past 10 years, for example, the County has considered only 2 or 3 applications for mixed use permits, totaling about 15 dwelling units. The only area projected to see a substantial net increase in dwelling units as a result of the mixed use development is the El Dorado–Diamond Springs Community Region. It is projected to have a net increase in 257 dwellings over the next 20 years as a result of mixed use developments.

Although the maximum density in the multi-family designation and zone is proposed for increase, past trends indicate that this is unlikely to result in a substantial net increase in the number of multi-family dwellings that will be built in the future. Between 2003 and 2013, the average density of multi-family residential projects approved on small parcels (smaller than 2 acres in size) was approximately 10 dwelling units per acre.[4] During that period, the average density per project on large parcels (larger than 2 acres in size) was 11.5–14 dwelling units per acre (El Dorado County 2013).

Public Services and Utilities Element Amendments

Proposed changes to the Public Services and Utilities Element are shown below.

> **Policy 5.2.1.3:** All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects ~~shall~~ may be required to connect to

[4] The high end of this average was a project on a site of just under one acre in area that had a density of 19.56 dwelling units per acre; the low end of the average was 6 dwelling units per acre.

public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

Policy 5.3.1.1: High-density and multifamily residential, commercial, and industrial projects ~~shall~~ may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. ~~except in Rural Centers and areas designated as Platted Lands (-PL).~~ In ~~the Community Region of~~ Camino–Pollock Pines, the long term development of public sewer service shall be encouraged~~; however, development projects will not be required to connect to wastewater collection facilities where such connection is infeasible, based on the scale of the project~~.

The proposed revision to Policy 5.2.1.3 recognizes that public water systems are not available in all Community Regions. Policy 5.2.3.5, which is not proposed for revision, limits the allowable density of projects that are reliant on groundwater. Because groundwater is not a reliable source of water in areas that are not served by a public water system, and because Policy 5.2.3.5 limits allowable density, the revision would have minimal to no effect on development potential.

Policy 5.3.1.1 is concerned with wastewater collection and disposals systems. The proposed revision would not have an effect on water demand. Onsite wastewater disposal systems are subject to the requirements of the Building Code. The land area required of septic systems (and the required space for full replacement area) under that code limits the effect of the proposed revision such that it would not result in a practical change to development density or intensity.

New land uses under the ZOU

There are a number of land uses that are included in the ZOU that are not found in the current Zoning Ordinance. As more fully described in Sections 3.1, Aesthetics, 3.2, Agricultural Resources, and 3.6, Land Use, they include uses such as industrial - general, public utility service facilities - intensive, and ski area that can have large water demands. However, because there is no means of knowing how many, if any, of these uses might be built, where they might be built, their actual activities and related water demands, and what, if any, water conservation measures may be employed, the impact of these prospective use categories on water supplies cannot be reasonably ascertained without engaging in pure speculation. For that reason, they will not be analyzed further.

These uses would be allowed only upon prior approval of a discretionary permit. As a result, they will be subject to their own site-specific and project-specific CEQA analyses. Potential water demand and available supply would be considered at that time.

El Dorado Irrigation District

Supply and Demand

With respect to water supply and demand, EID's UWMP and IWRMP describe EID's projections to 2030 and 2035, respectively. The IWRMP, adopted in 2013, contains EID's most current demand projections based on the 2004 General Plan's development potential; reflects EID's accounting of secured and partly secured water supplies; and is being used by EID to identify its future delivery, treatment, and storage system needs. For those reasons, the IWRMP serves as the primary basis for this analysis.

Future demand is based on the 2004 General Plan land use assumptions, using EID's own assumptions for the future rate of growth. The County's most recent study indicates that the growth rate under the General Plan is just over 1%. (BAE Urban Economics 2013) EID uses slightly higher growth rates than does the County for its El Dorado Hills, Western, and Eastern Regions, for three

time periods, with those rates increasing in the future. EID has projected supply and demand to the year 2035, based on securing the Fazio water and the El Dorado–SMUD Cooperation Agreement supply (El Dorado Irrigation District 2013b).

EID estimates that the average total available water supply during a year of normal rainfall, based on existing and planned sources, will be about 110,000 AFY in 2035 (this district-wide total includes the Eastern Region that is largely unaffected by the TGPA). In a single dry year (or the first year of multiple dry years), that amount would be expected to drop to about 77,885 AFY. By the third year of multiple dry years, the available supply would further drop to about 72,465 AFY on average (El Dorado Irrigation District 2013c).

EID estimates that, based on whether development follows EID's high- or low-growth scenario, the average total demand will range from 77,315 to 61,262 AFY in 2035 (El Dorado Irrigation District 2013b). EID's high-growth scenario is based on the assumption that the annual growth rate in EID's Western Region will be 1.65% annually from 2016 to 2020 and 3.29% beyond 2020; in EID's El Dorado Hills Region, the annual growth rate is assumed to be 2.38% from 2016 to 2020 and 4.75% beyond 2020. The IWRMP explains that the low-growth scenario "considers the recent economic downturn and the impact on development in the district's service area. This lower growth scenario starts with the 2012 maximum day demand and was developed with the expectation that growth throughout the service area will be slow for 2 to 3 more years while the economy continues to recover. Then growth will ramp up in the El Dorado Hills Region as already planned and approved developments build out. Following that, the growth rate in the El Dorado Hills Region will decrease as the remaining land may be more difficult to develop (e.g., further away from the urban area and existing infrastructure). Growth in the Western Region is expected to increase in the coming years as new developments are planned, approved and constructed south of the U.S. Highway 50 corridor initially and then throughout the Western Region. Growth in the Eastern Region is expected to remain low throughout the planning period.

EID's high-growth scenario uses annual growth rates that are substantially higher than the County's own forecasts. In 2013, the County commissioned BAE Urban Economics to prepare an updated set of housing and employment growth projections, to assist the County in updating the Travel Demand Model. These projections considered the TGPA, evaluating the changes that may influence the projected growth rates over the next 20–25 years, to develop growth projections for the western slope of El Dorado County for the period between 2010 and 2035. The projected residential annual growth rate of 1.03% was based on trends in historical building permit issuance rates extended to 2035. BAE Urban Economics noted that this rate falls between the California Department of Finance's projected rate of 1.28% and the Sacramento Area Council of Government's projected rate of 0.72%. (BAE Urban Economics 2013) This indicates that EID's high-growth scenario may over-estimate the county's actual growth potential.

EID's low-growth scenario is more reflective of demand related to the TGPA than its high-growth scenario, and El Dorado County will use the low-growth scenario for purposes of determining the sufficiency of EID's water supply to accommodate future development. Table 3.10-2 has been compiled from the most recent of EID's demand and supply projections (Megerdigian pers. comm.). The demand estimates are from the IWRMP. The supply estimates are from the SB 610 WSAs for the Central El Dorado Hills Specific Plan, Dixon Ranch Development, Lime Rock Valley Specific Plan, and the Village of Marble Valley Specific Plan projects adopted by the EID Board of Directors on August 26, 2013. The demand estimates prepared for the WSAs are specific to these proposed projects and therefore are unsuitable to represent demand under the TGPA.

As shown in Table 3.10-2, EID will have sufficient water supplies within its service area to meet projected demand under multi-year dry hydrologic conditions to 2035 (EID's high-growth demand projections are included in Table 3.10-2 for information only) (El Dorado Irrigation District 2013b, 2013c). As discussed above, EID has a four-stage drought preparedness plan. The current drought, now in its second year, has substantially reduced the water supplies held in EID's reservoirs and may result in reduced levels of snow run-off entering the reservoirs in 2014. On February 4, 2014, the EID Board of Directors declared a Stage 2 Water Supply Warning, voluntary phase, effective immediately. It continued consideration of whether to impose a 15% drought surcharge on all water commodity charges and whether to impose Stage 2 drought actions on a mandatory basis, to its March 10, 2014 meeting. There is no reason to believe at this time that, with EID undertaking its contingency plan, the drought will change EID's long-term projections for water supply sufficiency (Megerdigian 2014).

EID's increased water supply avoids the impact identified in the 2004 General Plan EIR. The project's impact on water supply within EID is less than significant.

Table 3.10-2. El Dorado Irrigation District Projected Water Demand and Supply to 2035

	Total Water Demand (AFY)[5]		Water Supply (AFY)			Recycled Water Supply (AFY)	Total Available Supply (AFY)		
Year	High Growth Scenario[6]	Low Growth Scenario[7]	Normal Year	Single Dry Year	Third Dry Year		Normal Year	Single Dry Year	Third Dry Year
2015	48,863	43,398	74,690	67,285	61,865	2,400	77,090	69,685	64,265
2020	52,092	45,639	74,690	67,285	61,685	2,600	77,290	69,885	64,465
2025	59,465	50,345	104,690	72,285	66,865	3,200	107,890	75,485	70,065
2030	68,375	55,136	104,690	72,285	66,865	4,100	108,790	76,385	70,965
2035	77,315	61,262	104,690	72,285	66,865	5,600	110,290	77,885	72,465

Source: El Dorado Irrigation District 2013b, 2013c.
AFY = acre-feet per year

Impacts of Supply

EID adopted the IWRMP in March 2013 to provide a "roadmap" for the development of future infrastructure and upgrades to existing infrastructure to meet projected future water demands and avoid the supply shortfalls that would occur if no additional facilities were built. The IWRMP also describes EID's comprehensive program of demand management that will be used to reduce projected levels of future demand (El Dorado Irrigation District 2013b).

The key facilities identified in the IWRMP and recommended for implementation are a new diversion (White Rock Diversion) and associated water treatment plant to be located near Placerville to supply the Western Region (including El Dorado Hills) and a new reservoir on Alder Creek at the upstream end of the system.

[5] 13% of total demand includes system losses through evaporation and leaks. Demand does not include future conservation savings.

[6] Based on assumptions of annual growth much greater than the County's projections.

[7] Based on assumptions of annual growth closer to those used by the County in projecting an annual growth rate of 1.03%.

The White Rock Diversion would divert 17,000 AFY of water for which EID holds rights under State Water Resources Control Board Permit 21112 from the south fork of the American River at the White Rock Penstock. This would require the Water Board's approval of moving the point of diversion from Folsom Lake, where it is currently, to the White Rock Penstock. As discussed earlier, EID is currently pursuing rights to an additional 30,000 AFY from the American River through the Supplemental Water Rights Project. That water would also be diverted at the White Rock Penstock for a total of 47,000 AFY. The raw water would be conveyed through a new pipeline approximately 6.7 miles to a new water treatment plan, then through new transmissions lines to the Western Region. The new water treatment plant would have a maximum capacity of 58 MGD. If Alder Reservoir is constructed, the plant would only be expanded to an ultimate capacity of 44 MGD. The IWRMP suggests that the new water treatment plant with a capacity of 10 MGD would be online by 2025. Any expansion beyond that time would depend on actual growth in demand and adjusted projections in the future (El Dorado Irrigation District 2013b).

The Alder Creek Reservoir is conceptually described as a rock-fill dam approximately 143 feet high with a capacity of 31,700 AF and capture of approximately 23,100 AF of water in an average runoff year from the 18.6 square mile Alder Creek drainage basin. A new penstock and powerhouse would be located near the existing El Dorado Canal, allowing water withdrawn from Alder Reservoir to be used for hydroelectric generation and released into the El Dorado Canal downstream of the Alder Creek inverted siphon. The plan would allow full utilization of the Reservoir A WTP's capacity by adding 11,250 AFY of upstream supply from Alder Reservoir. This additional supply would eliminate the current supply limitation and increase the sustained maximum day production from 42 to 56 MGD. Eliminating this constraint would avoid the need to construct an additional 14 MGD of production capacity at another location (El Dorado Irrigation District 2013b).

EID will also increase its available supply of treated water through reduction in demand and increased use of recycled water, as required by state law. EID's IWRMP proposes the following.

> To achieve compliance with the requirements of SBx7-7, the District has committed to a reduction of its daily per capita water use from 281 gallons per capita per day (gpcd) to 225 gpcd by 2020. Measures the District may use to meet the use target include:
>
> - Continued implementation of the Best Management Practices set out under the CUWCC MOU.
> - Continued use of recycled water.
> - Expanded use of recycled water.
> - Capital improvements in the water system to reduce leakage, such as pipe replacement.
> - Conversion of raw water ditches to piped segments (i.e., piping the Main Ditch).
> - Installation of bulk water fill stations.
> - Water meter change-outs and large meter testing.
> - Conversion of un-metered services to metered services.

Of the above approaches to SBX7-7 compliance, capital improvements and replacing raw water ditches with pipes would have the potential to result in environmental impacts. The other measures generally do not require substantial changes in the existing environment.

EID estimates that the improvements identified in the IWRMP would be made in a series of three phases: Phase 1—2012–2020; Phase 2—2021–2030; and Phase 3—2031–buildout. The phases would be undertaken as demand dictates. The total capital costs for all three phases are estimated to be $475 million. In general, these would have minimal environmental impacts. The exceptions are

pipe replacement and conversion of raw water ditches to piped segments, which would result in temporary construction impacts (e.g., temporary road closures or constriction, noise, etc.) and impacts on local hydrology (i.e., piping of an unlined ditch that would stop leakage). The potential impacts of these projects are identified generally in Table 3.10-3, below. Because these projects have not been identified beyond a conceptual level, the level of impact avoidance or reduction that might be built into the projects is unknown.

The IWRMP proposes major new infrastructure projects, including a water treatment plant, pump stations, miles of new or renovated raw and treated water pipelines, treated water reservoirs (tanks), and a dam with an associated reservoir. None of these projects has been planned or designed by EID at this point in time. EID will prepare CEQA analyses for each of these future projects. The level of detail necessary to undertake a reasonable analysis of these potential projects is not available. However, it is reasonable to suppose that some of them, (e.g., Alder Creek Reservoir) by nature of their very size and location in rural areas, would probably result in significant unavoidable impacts.

The following Table 3.10-3 provides general lists of the types of significant impacts that may be expected to result from these future EID projects, based on the impacts that are typical for these types of projects. The table takes a conservative view of potential impacts. Because the projects have not been designed beyond a conceptual level at most, the level of impact avoidance or reduction that might be built into the projects is unknown. Similarly, the mitigation measures that might be identified in future CEQA documents and their effectiveness is unknown. Therefore, the table does not take into account whether these impacts may be reduced below a level of significance through design or mitigation measures.

Georgetown Divide Public Utilities District

The GDPUD's UWMP relies upon the 2004 General Plan build-out assumptions for its projections of future demand. It also incorporates the District's SBx7-7 water conservation commitments under the CUWCC MOU. The UWMP finds that the system has sufficient supplies to meet demand during single and multiple dry years to the year 2025. The 2030 projection indicates that supply would be approximately 5% less than demand during single and multiple dry years. The UWMP notes that 28% of total demand is for domestic water, 72% of the water demand is agricultural water, and in future dry years, the GDPUD Board would address shortages by restricting the agricultural water use to the amount of water available (Georgetown Divide Public Utilities District 2011).

The water supply mitigation measures identified in the 2004 General Plan EIR have been adopted as policies under General Plan Objective 5.2.1 described above. However, future development under the General Plan will continue to have a significant and unavoidable impact in this district.

Grizzly Flats Community Services District

GFSCD is too small to have adopted a UWMP; however, it has estimated future demand and supply in its drought plan. The conclusions of the drought plan are as follows (Grizzly Flats Community Services District 2007:1-8).

> As part of the development of this Drought Plan, the reliability of GFCSD's water system was evaluated. For this analysis, reliability is defined as the volume of water supplied divided by volume demanded during the simulation period (historical or design drought) and expressed as a percentage. The demand volume is reduced from normal levels during dry periods within the

> simulation period when demand cutbacks of up to 30 percent are made. The analysis is described in detail in Section 2 of [the Drought Plan]. The results are briefly described below.
>
> The analysis results show that GFCSD's system reliability is 93.0 percent in 2004, decreasing to 73.3 percent with 2030 demands; values are based on no drought curtailment and the historical hydrology period of approximately 80 years. The reliability percentage would be less for the specific dry years embedded within the historical record. This analysis is based on the current amount of water supplies.

The analysis included a simulated 3-year drought that mimics the historical 1976-77 drought followed by a third year of 1977 hydrological conditions. The results show that the current system and plan would be 72.2 percent reliable for the three year period with 2004 demands, and 25 percent reliable with 2030 demands.

Table 3.10-3. Potential Impacts from Future El Dorado County Irrigation District Water Supply Infrastructure Projects

Type of Project	Aesthetics	Agriculture/Forestry	Air Quality/GHG	Biological Resources	Cultural Resources	Geology	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use	Mineral Resources	Noise	Pop/Housing	Public Services	Utilities	Recreation	Transportation & Traffic
White Rock Diversion				O				C				O				
Water Treatment Plant	C, O		C, O	C	C				O		C	O				C
New Pipelines & Reservoirs	O		C	C	C	C					C	O				C
Supplemental Water Rights Project				O								O				
Alder Creek Dam & Reservoir	C, O	C	C, O	C	C	C	C	C	C		C	O				C
Pump Stations	O		C	C	C						C, O	O				C
Pipe Replacement			C		C						C					C
Water Ditch Piping			C	C, O	C			O			C					C

O = operational impact; C = construction impact; GHG = greenhouse gas emissions

The projected shortage in water supply in 2030 would be approximately 45 AF in dry years 2 and 3 (Grizzly Flats Community Services District 2010).

The drought plan is based on a pre-renovation effective reservoir capacity of 22.8 AF (Grizzly Flats Community Services District 2007). This is approximately 63% of the current storage capacity of the district's reservoir. The increase in reservoir capacity somewhat lessens the effect of future dry years on the system; however, the limited size of the watershed feeding the system, the system's sensitivity to low flows, and lack of alternative sources of water leads to a conclusion that the GFCSD would be expected to nonetheless suffer severe shortages during dry conditions when accounting for projected 2030 supply and demand.

The water supply mitigation measures identified in the 2004 General Plan EIR have been adopted as policies under General Plan Objective 5.2.1 described above. The project would not substantially add to the projected growth that would occur in this area under the General Plan. However, future development under the General Plan will continue to have a significant and unavoidable impact in this district.

Groundwater

The preceding discussions focus on impacts on surface water. The 2004 General Plan EIR discusses impacts on groundwater in Chapter 5.5 under Alternative 4. The TGPA would not substantially change the density or intensity of planned development in areas without surface water service. Therefore, the analysis in the 2004 General Plan EIR would apply to the TGPA as well.

In summary, that analysis found that as development occurs under the General Plan, demand on groundwater resources is expected to increase in areas of the county where surface water service is not available and not planned. The General Plan incorporates as policies Mitigation Measure 5.5-3 from the 2004 General Plan EIR. These policies are described under Objective 5.2.3 in the Regulatory Setting above. These policies restrict the county from approving discretionary and ministerial land use projects in areas reliant upon groundwater for domestic use unless it has evidence that there is a groundwater supply adequate to meet the highest demand of the proposed development. Despite this measure, the 2004 General Plan EIR concluded that development under the General Plan would result in a significant and unavoidable effect. The discussion of groundwater supplies in Chapter 5.5 is hereby incorporated by reference.

Chapter 4
Alternatives

4.1 Introduction

In accordance with State CEQA Guidelines Section 15126.6, this DEIR contains a comparative impact assessment of alternatives to the project (i.e., proposed TGPA and ZOU). The primary purpose for this chapter is to provide decision makers and the public with a reasonable range of alternatives to the project. An alternative selected for analysis in the EIR must meet all of the following basic criteria.

- It must attain most of the fundamental project objectives. Here, it must meet most or all of the objectives of the TGPA.
- It must substantially avoid or reduce one or more of the project's significant environmental impacts.
- It must be potentially feasible. The potential feasibility of an alternative is determined based on a variety of factors, including effectiveness in reducing significant effects, availability of infrastructure, impracticality, or undesirability from a policy standpoint, and internal general plan consistency. The final feasibility of the four alternatives selected for analysis in this DEIR will be determined by the County Board of Supervisors at such time as they approve the TGPA and ZOU. In accordance with State CEQA Guidelines Section 15091, the Board will adopt findings at that time describing the specific reasons why any alternatives that were not selected to be part of the project are infeasible.

The selection of alternatives to the project is governed by the "rule of reason." Accordingly, an EIR need not consider every conceivable alternative to a project.

Every EIR must include an analysis of the No-Project Alternative. In this DEIR, Alternative 1 describes the No-Project Alternative.

State CEQA Guidelines Section 15126.6 states that the discussion of alternatives shall focus on alternatives to the project or its location. The TGPA and ZOU would apply only within the jurisdiction of El Dorado County. Therefore, the range is limited to alternatives located within the unincorporated areas of the County.

This chapter also identifies the "environmentally superior" alternative. As required by CEQA, if the environmentally superior alternative is the No-Project Alternative, then an environmentally superior alternative must be identified from among the other alternatives. CEQA does not obligate the County to adopt the environmentally superior alternative if it ultimately finds that alternative to be infeasible.

4.2 Preliminary Range of Alternatives

Based on comments received during the scoping process, workshops, hearings, and consideration of project objectives and potential significant effects, the following preliminary alternatives were identified.

- No-Project Alternative.
- Transit Connection Alternative.
- Include Changes to General Plan Oak Woodlands Policies in the TGPA/ZOU Alternative.
- Identify Additional County Recreational Sites in the General Plan.
- Restrict New Development Based on Road Capacity and Limit Funding of Improvements to Road Capacity.
- Modify Community Region Boundaries.

4.2.1 2004 General Plan EIR Alternatives

This section discusses the disposition of the alternatives considered in the 2004 General Plan EIR. The 2004 General Plan EIR provided an equal-weight level of analysis for the four General Plan alternatives listed below. It also considered eight other alternatives. Two of these eight were rejected from further analysis after initial consideration, and the remaining six were analyzed at a comparative level of detail, consistent with the requirements of CEQA. The four alternatives examined at an equal level of detail are listed below.

- Alternative 1—No Project
- Alternative 2—Roadway Constrained 6-Lane "Plus"
- Alternative 3—Environmentally Constrained
- Alternative 4—1996 General Plan

The General Plan adopted in 2004 was based largely on Alternative 4, modified by several components of the Environmentally Constrained Alternative.

This EIR does not examine the 2004 No-Project, Roadway Constrained, Environmentally Constrained, or the other six alternatives rejected in 2004. The 2004 No-Project Alternative was based on restrictions imposed by the writ of mandate imposed during litigation over the County's prior General Plan. The writ has been released, so this alternative is no longer pertinent. Note that this DEIR examines a No-Project Alternative based on existing conditions. With adoption of the General Plan in 2004, the No-Project Alternative is now the existing General Plan.

The Environmentally Constrained Alternative was ultimately rejected as being infeasible because it conflicted with County policies and project objectives. The 2004 Findings of Fact (Exhibit B of the resolution certifying the EIR) cited the following reasons.

1. The land use diagram for this alternative would reduce permitted densities for numerous rural parcels to levels below those adopted in the 1996 General Plan and included in the adopted General Plan. This would defeat the expectations of individuals and families throughout the county who have purchased land in the Rural Regions with the intention of eventually subdividing to create new parcels for family members or as a form of savings to finance

retirement, education, or other expenses. This alternative was found infeasible because it would create a significant impediment to the expectations of many residents and property owners in the county.

2. By providing for less intensive residential development in the Rural Regions and reducing the size of the Community Regions and Rural Centers relative to the adopted General Plan, this alternative would increase the cost of housing in the County, and therefore reduce its affordability.
3. By limiting the number of rural lots that could be created, this alternative interferes with the County's ability to maintain its rural character and to provide housing opportunities for residents desiring a rural lifestyle. Compared to the adopted General Plan, far fewer lands have land use designations setting a minimum parcel size of 1 acre or more. A parcel of 1 acre or more is essential to provide the combined experience of privacy and openness that is critical to rural living. Because it limits land use designations that will help the County achieve its objectives of providing housing to support the local and regional economy while maintaining the County's rural character, this alternative is infeasible.
4. This alternative fails to recognize a number of existing historic communities; by not recognizing them as distinct planning areas, it would limit the ability of these communities to maintain their community identity and integrity and to maintain economic viability. This is inconsistent with the County's objectives of maintaining distinct, economically sound communities to protect the county's historic resources and to provide services to the Rural Regions to support residential and resource-based uses in the those areas.
5. Because this alternative includes numerous policies limiting the extent of development, it is possible that not all parcels of land will develop to the maximum density theoretically permitted by the land use designations on the land use diagram. Because the policies may constrain the ultimate development of some parcels, this alternative may ultimately make less land available for development. This would exacerbate the housing affordability problem discussed in item 2 above.
6. This alternative places fewer lands in the Community Regions and Rural Centers than does the adopted General Plan. Although this alternative adopts lower densities in Rural Regions, the limited availability of land in Community Regions and Rural Centers could have the effect of forcing County residents to seek more affordable land in outlying areas. Affordability constraints may force County residents to live even farther from major employment centers; this may seriously restrict the County's ability to attract major business ventures that would provide employment to a diverse range of the County's residents. Moreover, this trend could be expected to increase pressure for conversion of agricultural lands.
7. This alternative would fail to take full advantage of infill opportunities in Community Regions and Rural Centers by limiting new development in those areas. Because many of those areas are already served by public services and have already been partially developed, limiting development in those areas provides no meaningful public benefit.

The Roadway Constrained Alternative was designed primarily to limit development to a level that could be reasonably accommodated on a defined roadway system that allowed for only limited roadway expansion. This alternative would have held U.S. Highway 50 to a maximum of six through lanes within the county. In order to reduce the amount of traffic using County roadways, this alternative provided that no residential parcel could be subdivided into more than four parcels. The

Land Use Diagram for this alternative was developed with that constraint in mind. The Board of Supervisors rejected this alternative as infeasible for the following reasons, paraphrased from the 2004 Findings of Fact (Exhibit B of the resolution certifying the EIR).

1. This alternative would lead to traffic operating at LOS F on six segments of U.S. Highway 50. This level of traffic congestion violates established level of service standards and would be a significant detriment to the quality of life in the county. Because of its effect on traffic congestion on U.S. Highway 50, this alternative is unacceptable.
2. This alternative's limit on subdivisions constrains the County's ability to achieve its objective of promoting a strong, community-centered economy by encouraging higher-intensity residential development in the Community Regions. This alternative has fewer lands within Community Regions and Rural Centers than the adopted General Plan and would allow fewer subdivisions within those areas than would the adopted General Plan. Housing development has been shown to be a central component in a strong local economy. By limiting subdivisions to only four parcels from every existing parcel, this alternative would limit the ability to fully develop the Community Regions and Rural Centers and would promote more rapid subdivision in the County's Rural Regions because sufficient capacity is not available in the Community Regions and Rural Centers. With limited development of housing in Community Regions, it will not be feasible to develop thriving community-centered commercial uses in those areas. This alternative would not allow meaningful development within the Community Regions and would instead disperse that development throughout the County.
3. The limited subdivision opportunities provided by this alternative, which necessitates reduced residential densities countywide, would defeat the expectations of individuals and families throughout the County who have purchased land with the intention of eventually subdividing to create new parcels for family members or as a form of savings to finance retirement, education, or other expenses.
4. By limiting the supply of land available for residential development this alternative would increase the cost of housing in the county and therefore reduce its affordability. Numerous studies have shown that governmental constraints on the availability of land are a major factor contributing to the cost of housing.
5. By limiting the amount of development permitted in Community Regions and Rural Centers, this alternative will lead residents to seek lower land prices in outlying areas. Affordability constraints may force county residents to live even further from major employment centers which may seriously restrict the County's ability to attract major business ventures that would provide employment to a diverse range of the county's residents. This trend could be expected to increase pressure for conversion of agricultural lands.
6. This alternative would fail to take full advantage of infill opportunities within Community Regions and Rural Centers by limiting new development in those areas. Because many of those areas are already served by public services and have already been partially developed, limiting development in those areas provides no meaningful public benefit.

The 2004 General Plan EIR examined the following eight alternatives at a lesser level of detail. These alternatives were found infeasible or, in the cases of Alternatives 6 and 8, dropped from review as described in the 2004 Findings of Fact (Exhibit B of the resolution certifying the EIR), paraphrased below.

- Alternative 5—2001 Project Description

- Alternative 6—Roadway Constrained 6-Lane (this alternative was dropped because it would have precluded additional development on existing legal parcels throughout most of the county and was therefore infeasible)
- Alternative 7—Roadway Constrained 8-Lane
- Alternative 8—Modified Development Agreements (this alternative was dropped because it is legally infeasible to modify approved development agreements)
- Alternative 9—Modified El Dorado Hills South of U.S. Highway 50
- Alternative 10—New White Rock Road Connection
- Alternative 11—Transit Emphasis
- Alternative 12—Compact Development

Alternative 5 was found infeasible because it would not reduce any of the significant effects associated with the project.

Alternative 7 was found infeasible because it would (1) limit the County's ability to meet its fair share of the region's housing supply; (2) not allow subdivisions, thereby precluding meaningful development in the Community Regions and creating an impediment to the development expectations of county landowners; (3) increase the cost of housing; (4) force county residents to live farther from major employment centers by reducing housing affordability; and (5) fail to take advantage of infill opportunities within Community Regions and Rural Centers.

Alternative 9 was found infeasible because it would require the County to change the land use designations on lands that are subject to development agreements and that thereby have vested development rights that cannot be unilaterally changed by the County.

Alternative 10 was found infeasible because (1) it was not needed to reduce unacceptable levels of roadway congestion; and (2) it would have potential impacts on other jurisdictions, requiring coordination with those agencies to reconcile.

Alternative 11 was found infeasible because the significant increase in development densities necessary to support transit, particularly in the El Dorado Hills area, would (1) be incompatible with the objectives of maintaining natural beauty and environmental quality, (2) lead to severe traffic congestion on U.S. Highway 50 inconsistent with the policies inherent in Measure Y, (3) result in fewer parcels of 1 acre or more needed to maintain the county's rural character, and (4) could not be supported on the remaining undeveloped land in the area.

Alternative 12 was found infeasible because (1) its reduction in permitted densities for rural parcels would create a significant impediment to the expectations of rural property owners that they will be able to subdivide their land; (2) it would require the County to change the land use designations on lands that are subject to development agreements and that thereby have vested development rights that cannot be unilaterally changed by the County; (3) many of the lands redesignated under this alternative are subject to plans calling for the development of privately financed infrastructure improvements, and the redesignations would render many of the improvements unnecessary or undersized; (4) imposing the density increases proposed under this alternative would substantially alter the character of the county's existing communities; and (5) compact development patterns would interfere with the County's ability to both maintain its rural character and provide housing

opportunities for residents requiring a rural lifestyle by providing a disproportionately small number of rural lots.

Conclusion

These reasons largely remain valid today. For the foregoing reasons, the alternatives previously considered as part of the 2004 General Plan were not carried forward for further analysis in this DEIR. Moreover, the project is a limited set of amendments to the General Plan, not a comprehensive update or change in policies. The alternatives examined in 2004 made sense in the context of considering adoption of a new General Plan. However, those alternatives are not needed for purposes of reducing the impacts of the current, more limited, project.

4.3 Alternatives Selection Criteria

4.3.1 Project Objectives

As stated in Chapter 2, *Project Description*, the fundamental objectives of the TGPA and ZOU are as follows.

TGPA

- Encourage and support the development of housing affordable to the moderate income earner.
- Promote and support the creation of jobs.
- Increase capture of sales tax revenues.
- Promote and protect agriculture in the County.
- Revise existing General Plan policies and land use designations to provide clarity while keeping land use map changes to a minimum.

Zoning Ordinance Update

- Update the zoning map to conform to the General Plan land use designations.
- Eliminate conflicting provisions within the existing ordinance.
- Add provisions to facilitate General Plan Implementation Measures.
- Reorganize the ordinance for ease of use
- Update the text of the ordinance to bring it into conformance with the General Plan and to incorporate modern implementation tools.
- Create new zones to reflect current zoning needs.
- Delete obsolete zones.
- Create overlay zones to more effectively implement General Plan policies.
- Expand allowed uses in the agricultural and rural land zones to provide opportunities for agricultural support, recreation, and rural commerce.

- Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the issues of accessory structures, customers, and employees. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designations. "Rolled out" means land on with the Williamson Act contract has been non-renewed and will expire at the end of its term.
- Provide a range of commercial zones that specify the type, design, and location of commercial uses, consistent with the General Plan.

4.3.2 Significant Environmental Impacts

This DEIR identifies several significant impacts of the TGPA and ZOU. For purposes of selecting alternatives, the County considered the following to be the key impacts to be reduced.

- Aesthetics
- Agricultural Resources
- Biological resources
- Land use
- Traffic[1]

4.4 Alternatives Eliminated from Further Consideration

The project proposes a number of changes to the policies of the General Plan. The following prospective alternatives are policy initiatives that were considered for inclusion in the project, but for reasons discussed here were not included. These alternative policy options were eliminated from further consideration as alternatives to the project.

4.4.1 Include Changes to General Plan Oak Woodlands Policies in the TGPA/ZOU Alternative

Description

The 2004 General Plan includes a number of policies for the protection of Oak Woodlands and other biological resources. For example, Implementation Measure CO-P directs the County to develop and adopt an Oak Resources Management Plan. The County adopted an Oak Resources Management Plan in 2008; however, it was set aside in 2012 by the Court of Appeal in a decision relating to the CEQA document prepared for that plan. This has highlighted the County's difficulties in implementing and applying the General Plan's biological policies. In response, the County has decided that it should comprehensively analyze those policies, including the policies for the protection of oak woodlands, and consider amendments that more clearly define and reflect the County's intent regarding

[1] As discussed in Chapter 3.9, *Transportation*, the project would result in a marginal increase in traffic. The change is so small that it would be insufficient to change the projected levels of service for the General Plan without the project. However, traffic is an important issue in the county, so alternatives that would reduce traffic are considered in the following discussions.

conservation and management of the resources. The County is in the early stages of drafting these policy amendments.

The County Board of Supervisors has stated that its intent is to consider changes to its biological resources policies, including the treatment of oak woodlands, through a general plan amendment that is separate from the TGPA. The process of considering the proposed amendment will include preparing a separate EIR disclosing the potential impacts of the proposed policies and policy amendments. The Board has opted to pursue a separate track for these policies in order to give those policies its full attention and to demonstrate that the County is complying with the court's mandate in the related litigation over the Oak Resources Management Plan.

Reason for Rejection

Amending the General Plan's biological resources policies would meet the objective of revising existing General Plan policies and land use designations to provide clarity. It would not, however meet any of the other objectives of the TGPA. In addition, the County Board of Supervisors has chosen to consider these revisions separately from the TGPA. The County has hired a consultant to continue work on the Integrated Natural Resources Management Plan beginning in spring 2014.

4.4.2 Identify Additional County Recreational Sites in the General Plan

Description

The Parks and Recreation Element of the General Plan establishes objectives and policies for recreation. The Land Use Element designates regional and local parks as Public Facilities (PF). The General Plan addresses park acquisition and development, recreational trails, and funding, among other related topics. During early scoping of this DEIR, a commenter suggested that the County look at including additional recreation sites in the TGPA. The intent of an amendment would be to increase the amount of County-owned recreational land available to the public.

Reason for Rejection

As discussed in the Initial Study prepared for this DEIR, the TGPA and ZOU would not result in a significant impact on recreation. The County's residents have extensive recreational opportunities available in the Eldorado National Forest and at Sly Park, Folsom Lake State Recreation Area, local parks, and other venues. Additional local parks to serve new residents will be provided through dedications and "Quimby Act" fees imposed on new development pursuant to the General Plan and the Subdivision Ordinance, or through future adopted community plans. Because there is no significant effect that would be avoided or substantially reduced by this alternative, it is eliminated from further review.

Identifying additional recreational sites in the General Plan would involve additional changes to the Land Use map to designate future park sites as PF. That's inconsistent with the objectives to keep map changes to a minimum.

4.4.3 Restrict New Development Based on Road Capacity and Limit Funding of Improvements to Road Capacity

Description

This alternative is based on community concerns expressed during hearings on the TGPA/ZOU. Measure Y and the related General Plan policies linking development to road capacity (beginning with Policy TC-Xa) basically provide that if the County determines that a single-family residential project of five or more units or other project will worsen traffic, then the County must require the project to mitigate its impacts on the road system through payment of a TIM fee and/or installation of needed improvements. These policies are described in Section 3.9, *Transportation and Traffic*.

This alternative would amend the current General Plan to require that no residential development projects of five or more dwellings or parcels of land that would result in or worsen LOS F during weekday, peak-hour periods on any highway, road, intersection, or interchange within the unincorporated County be approved. Any form of discretionary approval for any new projects would be prohibited until all necessary road capacity improvements to prevent new development from reaching LOS F during weekday peak-hours are fully completed. All improvements necessary to offset traffic impacts from new development would be required to be funded solely through impact fees and federal/state funds. No county tax revenues would be allowed to be used to pay for these improvements.

This alternative would effectively preclude the County from continuing to fund the road capacity improvements needed in order to avoid LOS F. At such time as any highway, road, intersection or interchange located in the unincorporated County reached LOS F level of congestion, the County would be prevented from approving any discretionary approvals for new development, including those requiring a CUP, minor use permit, or development plan permit under the ZOU, until all necessary road capacity improvements are completed. However, impact fees (including TIM fees) can only be levied on a development project as a condition of its approval (Government Code Section 66000, et seq., the Mitigation Fee Act). If no development can be approved until the facilities needed to avoid LOS F are constructed, and the County can only use impact fees to fund the necessary road improvements, then the funding to construct improvements or facilities needed in order to provide the improved road capacity could not be collected.

Reasons for Rejection

Inconsistency with Objectives

This alternative would conflict with the following TGPA objectives.

- *Encourage and support the development of housing affordable to the moderate income earner.* Eliminating the means by which road capacity improvements can be funded while simultaneously linking approval of multi-family residential developments to avoidance of LOS F on any highway, road, interchange or intersection will ultimately restrict the construction of housing, including multi-family housing, with five or more units in the development. Because this type of housing is expected to provide a portion of the County's low- and moderate-income housing, reducing its share of the housing mix conflicts with this objective. It may also limit the County's ability to accommodate its share of affordable housing under the housing element.

- *Promote and support the creation of jobs.* Linking the approval of all discretionary permits to full completion of any road capacity improvements needed to avoid LOS F while simultaneously eliminating the primary means by which road capacity improvements can be funded will hinder the County from approving commercial, recreational, and industrial development that would provide jobs. This could limit such activities as ranch marketing and winery activities where a discretionary permit is required under either the existing or proposed zoning ordinance. This will limit job creation in those sectors.

  In March 2013 as part of the development of the County's Travel Demand Model (TDM), BAE Urban Economics prepared an estimate of future job generation until 2035. This economic analysis is based on the common assumption that job creation is linked to residential development through a jobs/housing ratio. (BAE Urban Economics 2013) For example, SACOG used jobs/housing ratios as a component of the land use forecast for the MTP/SCS 2035 found in Appendix E-3 of that document (Sacramento Area Council of Governments 2012). Limiting residential development would necessarily reduce the projected number of jobs created in the future.

- *Increase capture of sales tax revenues.* Similar to the discussion of jobs creation, sales tax revenues are dependent upon expansion of the commercial sector. This would be inhibited by policies that would restrict future ranch marketing, winery, and other commercial enterprises requiring a discretionary permit.

- *Promote and protect agriculture in the County.* See the discussion above. The County intends to promote and support agriculture by allowing and encouraging other related and compatible commercial enterprises such as future ranch marketing, or wineries. Under this alternative, if LOS F conditions occur at some location in the County, such new uses would largely be restricted by the lack of funding for the road capacity improvements needed in order to alleviate the congestion.

Inconsistency with Policy

This alternative would conflict with the overall direction of General Plan policies TC-Xa through TC-Xi, which relate to funding road improvements with TIM fees and programming improvements through the CIPs. It would also conflict with Measure TC-B, requiring that improvements set forth in the fee programs are fully funded and capable of being implemented concurrently with new development. By making the collection of sufficient fees to continue to fund road improvements infeasible, road improvement projects identified in the CIP may also become infeasible to complete due to lack of funds.

4.4.4 Modify Community Region Boundaries

This alternative is based on concerns of residents of the Camino-Pollock Pines and Shingle Springs areas. This alternative would split the Camino/Pollock Pines Community Region into three Rural Centers—Camino, Cedar Grove, and Pollock Pines. In addition, it would limit the Rural Centers to those lands designated as Multi-Family Residential, High-Density Residential, Commercial, and Industrial. The lands currently within the Camino-Pollock Pines Community Region designated for Low-Density and Medium-Density Residential use would be excluded from the Rural Center boundaries. The lands designated for Medium-Density Residential use within the current Camino-Pollock Pines Community Region would be overlain by the Platted Lands (-PL) overlay designation which would prohibit the future subdivision of these lands into lots smaller than 1 acre in size. In

comparison to the proposed TGPA, these three Rural Centers would be smaller and would consist of discontinuous areas.

This alternative would also re-designate the Shingle Springs Community Region to a Rural Center. The Rural Center's boundaries would include the lands designated as Multi-Family Residential, High-Density Residential, Commercial, and Industrial within the current Community Region, and exclude those lands designated Medium-Density Residential. It would place the –PL overlay on the lands designated Medium-Density Residential. This would create a Rural Center of contiguous land generally centered on the Ponderosa Road/U.S. Highway 50 interchange and along U.S. Highway 50.

The alternative would also apply the –PL overlay to lands designated for High-Density and Medium-Density Residential use in the residential communities of Sly Park Hills and Sierra Springs. This would prohibit the future subdivision of these lands into lots smaller than 1 acre. The result of this alternative would be to reduce the development potential of those lands designated for High-Density Residential use in the Sly Park Hills and Sierra Springs areas.

Lands designated for Low-Density and Medium-Density Residential would retain their current development potential. The maximum allowable densities under the General Plan designations with and without the –PL overlay are compared in Table 4-1.

This alternative would apply the –PL overlay to all lands within the El Dorado Hills and Cameron Park Community Regions within 1 mile of Green Valley Road that currently have a Low-Density Residential designation, and would remove those lands from the Community Regions. This would prohibit the future subdivision of lands designated Low-Density Residential into lots smaller than 5 acres in size.

The result of this alternative would be to reduce the development potential of those lands designated for High-Density Residential use in the Sly Park Hills and Sierra Springs areas. Lands designated for Low-Density and Medium-Density Residential would retain their current development potential. The maximum allowable densities under the General Plan designations with and without the –PL overlay are compared in Table 4-1.

Table 4-1. Comparison of Allowable Densities under the El Dorado County General Plan

General Plan Land Use Designation	Maximum Allowable Density (dwellings/acre)	Maximum Allowable Density with –PL Overlay (dwellings/acre)
Low-Density Residential	0.2	0.2
Medium-Density Residential	1.0	1.0
High-Density Residential	5.0	1.0

–PL = Platted Lands

This alternative would substantially reduce the residential development potential for those portions of the Sly Park Hills and Sierra Springs areas designated for High-Density Residential development. This alternative would also reduce the residential development potential within those areas being re-designated from Community Regions to Rural Centers. Under the proposed TGPA, the maximum density of mixed use development within a Community Region would be 20 dwellings per acre. Within a Rural Center it would be 10 dwellings per acre (where site constraints allow). As a result, under this alternative, the maximum residential density of mixed use development in the Shingle Springs Rural Center would be half of that allowed if Shingle Springs remained a Community Region.

Reasons for Rejection

Inconsistency with Objectives

This alternative is rejected because it fails to meet most of the project objectives.

- *Encourage and support the development of housing affordable to the moderate income earner*. This alternative would reduce the availability of housing in the future as previously approved development projects are built out. As housing supply becomes increasingly constrained in the face of population growth, the cost of housing will increase. The 2013–2021 Housing Element notes that land cost is a constraint to the development of affordable housing (El Dorado County 2013). Reducing the potential for higher density mixed use development in Shingle Springs runs counter to this objective.
- *Promote and support the creation of jobs.* Reducing the potential for residential development would indirectly limit the future creation of jobs in retail and other commercial sectors that are dependent upon the local population for business. The BAE report estimated that the Cameron Park/Shingle Springs area will support nearly 4,500 jobs new jobs by 2035, based on multi-family residential growth under the TGPA of 635 units and single-family growth 3,560 units[2]. Limiting new residential development in Shingle Springs would marginally reduce those projections (BAE Urban Economics 2013). Reducing the potential for higher density mixed use development in Shingle Springs runs counter to this objective.
- *Revise existing General Plan policies and land use designations to provide clarity while keeping changes to land use maps to a minimum.* An essential objective of the TGPA) is to limit, or target, its amendments to general plan objectives and policies and minimize changes to the Land Use Diagram. The alternative would require extensive changes to Community Region and Rural Center boundaries, as well as application of the –PL overlay. It therefore conflicts with this objective.

Reduction in Impacts

With the exception of traffic, the alternative would not result in a substantial reduction in the significant effects identified with the TGPA and ZOU. As shown in Table 4-1, the key difference between the project and this alternative with regard to development potential is the reduction in potential residential density of mixed use development in Shingle Springs. The impacts of future development in Shingle Springs are largely attributable to implementation of the adopted General Plan, which establishes the pattern of future land use. The General Plan and this alternative share essentially the same development envelope. Therefore, reducing the TGPA's residential density here would reduce the rate of traffic generation, but would not reduce other environmental impacts in comparison to the TGPA.

[2] Nearly all of this projected growth is based on development under the General Plan. The TGPA contributes a small amount, primarily from higher-density, mixed use development.

4.5 Range of Alternatives for Analysis

Following is a qualitative analysis of three alternatives to the project. In some cases, the significance conclusion of an impact may be the same under each scenario when compared to the Thresholds of Significance. However, the actual degree of the impact may be slightly different.

The impacts of the alternatives are summarized at the end of this section in Table 4.3.

4.5.1 Alternative 1—No-Project Alternative

According to State CEQA Guidelines Section 15126.6e (3), for a project that is a revision of an existing land use plan or policy it is required that the "no project" alternative "will be the continuation of the existing plan, policy or operation into the future." Therefore, for the TGPA/ZOU DEIR, the No-Project Alternative will consist of the continuation of the existing adopted General Plan and Zoning Ordinance, without changes. Under this alternative, the County would continue to operate under the adopted 2004 General Plan policies and the existing zoning regulations.

The No-Project Alternative would have the same impacts identified in the 2004 General Plan EIR. The No-Project Alternative would have fewer impacts than the project because it does not include amendments to the Zoning Ordinance that would adversely affect aesthetics, agricultural resources, biological resources, and land use. The TGPA component of the project would not have substantially greater impacts than the No-Project Alternative.

4.5.2 Alternative 2—Transit Connection Alternative

Description

Alternative 2 would facilitate CEQA streamlining for higher-density residential or mixed use projects in locations that are consistent with both the current General Plan and the Sacramento Area Council of Government's (SACOG's) adopted Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 (MTP/SCS 2035). This alternative would provide residents with alternatives to automobile use and thereby reduce the annual vehicle miles travelled that would have otherwise been generated by that project. This would be expected to also reduce greenhouse gas (GHG) emissions. The project would result in a significant effect on traffic; this alternative is considered as a means to reduce traffic generated under the current General Plan and would therefore reduce the impacts of the project.

CEQA authorizes the County to limit the scope of environmental analysis that is required for projects that are consistent with an adopted regional SCS. SACOG adopted the MTP/SCS 2035 in April 2012 as required by Senate Bill (SB) 375 (Chapter 728, Statutes of 2008), the Sustainable Communities and Climate Protection Act of 2008. The MTP/SCS 2035 is a plan for reducing GHG emissions from automobiles and light trucks through regional land use and transportation policies that (1) identifies areas suitable for higher intensities of development because they are or can be well served by transit, and (2) provides for increased spending on transit service.

The County is not obligated to bring its General Plan or Zoning Ordinance into conformance with the MTP/SCS 2035. However, it may independently choose to adopt policies that would be consistent with the MTP/SCS 2035 in order to qualify for CEQA streamlining opportunities provided by

Assembly Bill (AB) 226 (Chapter 469, Statutes of 2011) for projects that are consistent with MTP/SCS 2035.

AB 226 establishes a formula by which certain residential or commercial/retail/office infill projects may avoid a full CEQA review process. This applies where a plan level EIR has previously been prepared, the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the MTP/SCS 2035, any project-specific impacts can be avoided either by the mitigation measures from the EIR or through applicable County performance standards (e.g., noise ordinance, policy TC-Xa and related policies, TIM fee, etc.), and the project meets specific statewide standards. An infill project is defined as a project located in an urban area on a previously developed site or a vacant site where at least 75% of the perimeter adjoins or is across a public road from developed urban parcels that any one or more of the following uses: residential, retail or commercial where not more than half the site is used for parking, a transit station, a school, or a public office building. "Urban area" includes urbanized, unincorporated areas in addition to cities.

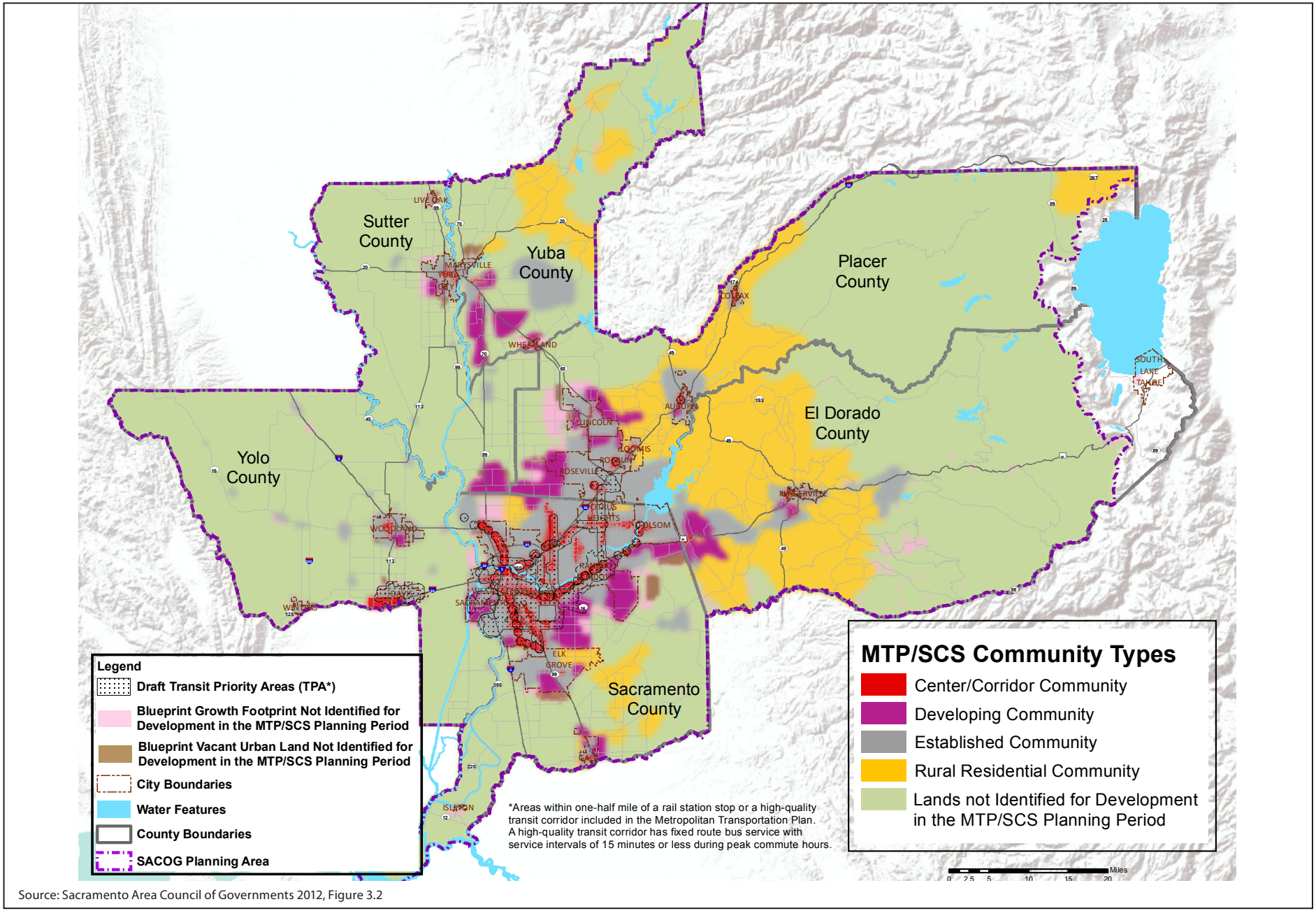
The MTP/SCS 2035 identifies lands in the El Dorado Hills area on both sides of the U.S. Highway 50 corridor as "developing communities," as illustrated in Figure 4-1. Where consistent with the General Plan and adjacent to urban development, these would be the candidate areas for streamlining.

For residential and commercial projects, the statewide standards include being located in a "low vehicle travel area," as defined in Appendix M of the State CEQA Guidelines. For residential projects, this means a traffic analysis zone with below average existing vehicle miles traveled per capita. In El Dorado County, the same metric would apply to commercial/retail and office projects. Commercial/retail projects would be limited to having no single-building floor-plate greater than 50,000 square feet

The following policies would be adopted to encourage the use of the CEQA streamlining procedures established under AB 226.

> **Policy TC – 8b:** The County shall review the El Dorado County Transportation Commission (EDCTC) Regional Transportation Plan and SACOG's MTP/SCS 2035 each time it reviews and updates the General Plan, community plans, specific plans or other County policies and regulations to ensure overall consistency among all of these plans and strategies to allow for CEQA streamlining and to ensure eligibility for state transportation and housing funding.
>
> **Policy TC – 8c:** CEQA streamlining may be applied to residential, commercial/retail, or office projects where the proposed development is consistent with the General Plan and meets all applicable requirements of State CEQA Guidelines section 15183.3 and the associated Appendix M of the State CEQA Guidelines. Streamlining will not be applied to projects that require a general plan amendment.
>
> **Policy TC – 8d:** The County, working with SACOG, shall identify below average regional per capita VMT areas designated for residential and mixed use projects under the General Plan that are also consistent with land use designations, densities, building intensities, and all other applicable policies of the MTP/SCS 2035.

Under Alternative 2, the CEQA streamlining provisions would encourage development within the identified low vehicle travel areas. CEQA streamlining encourages development by reducing the time needed to prepare CEQA documents, or even avoiding the need for CEQA documents where the development project can meet all of the above requirements and would have no new project-specific



Source: Sacramento Area Council of Governments 2012, Figure 3.2

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Figure 4-1
MTP/SCS Community Types

impacts that are not avoided by the local or state performance standards. This saves a prospective developer time and money.

This alternative would not increase the total amount of development under the General Plan and the TGPA, but could result in development occurring more quickly in the qualifying areas than elsewhere. In addition, at such future time as transit is more readily available along the U.S. Highway 50 corridor, the alternative would offer residents and workers the option of travelling by transit and avoid traffic.

Although a specific project design is needed in order to quantify the difference in traffic generation, there is evidence from a recent comprehensive study of mixed use development projects prepared for the American Planning Association Planning Advisory Service that the conventional traffic generation projections based on the Institute of Transportation Engineers (ITE) *Trip Generation Handbook* are overestimated by an average of 35% (Planning Advisory Service 2013). Further, the *Getting Trip Generation Right* study found that on average, land uses generate 49% more traffic if they are distributed among single-use sites in suburban settings than if they are in a dense, mixed use development (Planning Advisory Service 2013).

Therefore, a well-designed mixed use project can reasonably be assumed to result in a lower level of traffic generation than if a similar level of overall development were to occur on individual sites. The level of air quality emissions attributable to traffic would similarly be reduced in comparison to single-use sites.

Impact Analysis

If implemented, the general plan policies that are a part of Alternative 2 would be included in the project as additional new policies along with those already included in the TGPA. This analysis assumes that Alternative 2 would be subject to the same mitigation measures as the project. The analysis is limited to those areas of the western County identified as "developing communities" on Figure 4-1 (Sacramento Area Council of Governments 2012, Figure 3.2).

Aesthetics

The areas identified in the MTP/SCS 2035 as developing communities include undeveloped lands that currently provide scenic relief along the U.S. Highway 50 corridor. This would include the area between El Dorado Hills and Cameron Park. Alternative 2 would have a significant and unavoidable impact on aesthetics through the conversion of those lands to urban uses. The impact would be the same as for the project.

Agricultural and Forestry Resources

The areas identified in the MTP/SCS 2035 as developing communities do not include any areas of timberland. The only agricultural lands in and adjacent to the areas identified in the MTP/SCS 2035 as developing communities are identified as "grazing land" and "other land" on the FMMP Important Farmland Map for El Dorado County (Figure 3.2-1) (Department of Conservation 2011). Conversion of small areas of grazing lands would not result in a significant impact related to farmland. The impact of Alternative 2 would be less than significant, similar to the project.

Air Quality and Greenhouse Gases

Alternative 2 would have the same impact as the project (less than significant) because it proposes the same land uses. However, because it would encourage mixed use development, it may reduce emissions related to vehicle use as found for this type of development by the *Getting Trip Generation Right* study. This alternative would result in a slightly lesser impact than the project.

Biological Resources

Alternative 2 would result in the development of land that is currently undeveloped. This grassland and oak woodland habitat may support special status species. The loss and fragmentation of habitat would be a significant and unavoidable impact. The project similarly would have a significant and unavoidable impact on biological resources.

Cultural Resources

The areas identified in the MTP/SCS 2035 as developing communities include drainages and other potential habitation areas that may contain archaeological resources. As with the project, Alternative 2 would have a significant and unavoidable impact.

Land Use and Planning

Alternative 2 would not divide an established community and would be required to be consistent with applicable plans. Converting undeveloped land to urban and suburban uses would substantially alter the existing land use character. As with the project, this would be a significant and unavoidable impact.

Noise

Alternative 2 would not substantially differ from the project in its potential for noise and the exposure of new residents to increased noise levels. As with the project, the alternative's impact would be significant and unavoidable.

Population and Housing

Alternative 2 would not displace persons or housing. It will not induce population growth to any greater extent than the existing General Plan provides. At the same time, it may encourage a small shift away from low-density residential development to higher-density mixed use development by reducing the time and cost of CEQA compliance for the qualifying mixed use projects. This may influence the timing of growth, but would not otherwise induce growth. This impact is less than significant.

Transportation and Traffic

The alternative has the potential, to the extent that it encourages mixed use development in commercial areas, to reduce trip generation rates in comparison to standard commercial development. The *Getting Trip Generation Right* study's comparison of conventional and mixed use projects found that land uses generate 49% more traffic if they are distributed among single-use sites in suburban settings than if they are in a dense, mixed-use development (Planning Advisory Service 2013). Although this does not mean that the alternative would result in such a dramatic

reduction, it may generate less traffic than single-use development. The alternative would have a significant impact, but that impact would be expected to be somewhat less than the project's.

Water Supply

The alternative would not alter anticipated water demand because it would be consistent with the General Plan and EID's demand estimates are based on the General Plan. Similar to the project, it would have a less-than-significant impact on water supply.

Cumulative Impacts

The alternative would generally make the same contributions to cumulative impacts as the project and would have the same level of impact as described in Table ES-1. Differences would be limited to the alternative's somewhat lesser contributions to air quality and traffic. The alternative's contribution to traffic would be considerable, as is the project's.

4.5.3 Alternative 3—Selective Approval of TGPA/ZOU Components

The project consists of a variety of individual amendments to the General Plan, as well as changes to the provisions of the Zoning Ordinance. As discussed in Chapter 3, some of the amendments and zoning changes have the potential to result in significant effects on the environment. The County Board of Supervisors is not required to approve all of the policy and ordinance changes that make up the project. They can choose not to include those components of the project that would result in significant environmental impacts and thereby reduce the project's overall impacts.

This alternative, because it can be implemented in a number of different combinations, actually represents multiple alternatives for consideration by the Board of Supervisors.

Table 4.2 illustrates those project components that have been identified as resulting in significant impacts. This table includes those components for which the DEIR proposes mitigation measures that reduce the impacts. The impact mechanisms and mitigation measures are described in more detail in Section 3.1, *Aesthetics*; Section 3.2, *Agricultural and Forestry Resources*; Section 3.4, *Biological Resources*; and Section 3.6, *Land Use and Planning*.

Table 4.2. Project Components with Significant Impacts

Project Component	Significant Impact Area	Mitigation Measure, if any, and Significance After Mitigation[a]
Development on slopes of 30% or more (Policy 7.1.2.1, Ordinance section 17.30.060)	Aesthetics	BIO-1a: Limit the relaxation of hillside development standards SU
	Biological Resources	BIO-1a: Limit the relaxation of hillside development standards SU
	Land Use	BIO-1a: Limit the relaxation of hillside development standards SU
Infill development (Policy 2.4.1.5)	Biological Resources	NONE SU
Certain ranch marketing activities (Ordinance section 17.40.260)[b]	Aesthetics	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170 (light shielding) LTS
	Agricultural Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers LTS
	Biological Resources	BIO-1c: Limit music festivals and concerts Mitigation Measure BIO-2: Return Event Site to Pre-Event Condition SU
	Land Use	LU-5b: Revise Section 17.40.260, Ranch Marketing, prior to adoption LTS
Agricultural and timber lodging activities (Ordinance section 17.40.170)	Aesthetics	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170 (light shielding) SU
	Agricultural Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers LTS
	Biological Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers SU
	Land Use	None LTS
Public utility service facilities, intensive, in some zones	Agricultural Resources	AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones LTS
	Biological Resources	None SU
	Land Use	None SU
Industrial, general, in some zones	Aesthetics	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone SU
	Agricultural Resources	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LTS

Project Component	Significant Impact Area	Mitigation Measure, if any, and Significance After Mitigation[a]
	Land Use	None SU
Recreational facilities (Chapter 17.25)	Aesthetics	None SU
	Land Use	None SU
Ski area	Agricultural Resources	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LTS
	Land Use	None SU

Note: LTS = less than significant with mitigation; SU = significant and unavoidable

[a] The significance level reflects the greatest significance for the given impact area.

[b] In order for this alternative to meet the project objectives, these activities would be those requiring a CUP or that are of large scale such as special events and music festivals.

Under Alternative 3, any or all of these project components would be removed from the project prior to approval. The elimination of a particular component or components would substantially reduce the project's impacts. Otherwise, this alternative would have the same impacts as the project.

4.5.4 Summary of Impacts

Table 4.3 below summarizes the impacts of the three alternatives and compares them to the impacts of the project. Note that the project's significance levels represent its highest impact level in each impact category.

Table 4.3. Impacts of Project Alternatives

	Impact Category and Significance[1]										
	Aesthetics	Agricultural and Forestry Resources	Air Quality and Greenhouse Gases[2]	Biological Resources	Cultural Resources	Land Use and Planning	Noise	Population and Housing	Transportation and Traffic	Water Supply	Cumulative
Project	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Alternative											
1. No-Project	SU	SU	SU	SU	LTS	SU	SU	—	SU	SU	SU
2. Transit Connection	SU	LTS	SU	SU	SU	SU	SU	LTS	SU[2]	SU	SU
3. Selective Approval of TGPA/ZOU Components	SU	LTS	SU	SU	LTS	SU	SU	LTS	SU	SU	SU

[1] SU = significant and unavoidable; LTS = less than significant; — = not applicable

[2] Alternative 2 will reduce this impact below the level of the project, but not to a less-than-significant level.

4.6 Environmentally Superior Alternative

Alternative 3 would be the environmentally superior alternative. While Alternative 2 may marginally reduce the project's significant impacts on air quality and traffic, those effects would remain significant and unavoidable. Further, Alternative 2's benefits would be dependent upon the effectiveness of CEQA streamlining to stimulate development whose design fostered reduced vehicle travel. Alternative 3 is more direct in its application. In addition, it would potentially reduce more project impacts than Alternative 2.

Chapter 5
Other CEQA Considerations

This chapter contains discussions of additional topics required by CEQA, including cumulative impacts, growth inducing impacts, significant and unavoidable impacts, and significant irreversible environmental changes.

5.1 Cumulative Impacts

Cumulative impacts result from individually minor, but collectively significant, impacts occurring over a period of time. The purpose of the cumulative impact analysis is to place the project's contribution to significant environmental impacts that are caused by multiple projects (not simply the project alone) into a larger context. A project impact that is less than significant when the project is viewed by itself can nonetheless be considered "cumulatively considerable" if it would make a substantial contribution to the overall impact. There is often no clear line determining whether a project's contribution is substantial. Where the cumulative impact is particularly severe, even a small contribution may be considered substantial.

The term "cumulative impact" does not mean the impact of all resources areas (i.e., aesthetics, biological resources, etc.) together. Rather, it refers to a significant effect in any of the individual resource areas that results from the contributions of many activities.

State CEQA Guidelines Section 15130 requires that an EIR include a discussion of the potential cumulative impacts of a proposed project. *Cumulative impacts* are defined as two or more individual effects that, when considered together, are significant. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to other closely related past, present, and reasonably foreseeable or probable future developments.

As defined in State CEQA Guidelines Section 15355:

> …a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

An adequate discussion of significant cumulative impacts can utilize either of the following means.

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document, which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis in this DEIR relies upon the summary of projections approach, revised to account for the following major general plan amendments and development. This hybrid approach relies primarily on the El Dorado County General Plan for projections, with the following exceptions:

- Air quality employs the air basin plans for the cumulative effects of criteria pollutants, as discussed in Chapter 3.3, *Air Quality and Greenhouse Gas*.
- Transportation uses updated transportation modelling, as explained in Chapter 3.9, *Transportation*.
- Water supply relies on information prepared by EID in its water supply analyses for four of the cumulative projects, as described below.

The County is currently considering applications for the approval of five large residential developments proposed in the western portion of the county (i.e., Central El Dorado Hills Specific Plan, Dixon Ranch, Lime Rock Valley Specific Plan, San Stino, and Village of Marble Valley Specific Plan). These are not part of the project but are being considered in this cumulative impact analysis pursuant to CEQA case law's interpretation of the phrase "probable future projects" (*Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98). Inclusion in this analysis does not imply that these general plan amendments will be approved by the County. This cumulative impact analysis assumes approval solely in order to meet the intent of State CEQA Guidelines Section 15130. This analysis also assumes buildout of the grazing land south of U.S. Highway 50 and north of White Rock Road that was annexed to the City of Folsom in 2012 and is slated for suburban development. Together, these major areas of proposed development are hereafter referred to in this DEIR as the *Cumulative Projects*. Their relative locations are shown in Figure 5-1.

The six projects and their impacts are evaluated at a qualitative level. They are large projects with clear impacts. A qualitative analysis is sufficient to gauge their contribution to existing and future planned conditions. The proposed development potential of these projects is summarized in Table 5-1.

Table 5-1. Cumulative Projects

Project Name	Approximate Location	Approximate Size (in acres)	Residential Units	Commercial/ Office Area (in acres)	Area of Other Uses, incl. roads, open space, schools, etc. (in acres)
Central El Dorado Hills Specific Plan	El Dorado Hills—north of U.S. Hwy 50; along El Dorado Hills Blvd.	257	1,028	11	69
Dixon Ranch	El Dorado Hills—south of Green Valley Road; north of U.S. Hwy 50	280	605	–	84
Lime Rock Valley Specific Plan	South of Cameron Park—centered along Marble Valley Road and Amber Fields Drive	740	800	–	363
San Stino	Shingle Springs—south of Mother Lode Drive; east of French Creek Road	645	1,041	–	270
Village of Marble Valley Specific Plan	El Dorado Hills—about 1,000 feet southeast of the U.S. Hwy 50 and Bass Lake Road interchange	2,341	3,236	60	1,484
Folsom South of U.S. Highway 50	City of Folsom—West of El Dorado County line, south of U.S. Hwy 50, north of White Rock Road	3,585	11,340 – 14, 630	305	1,480

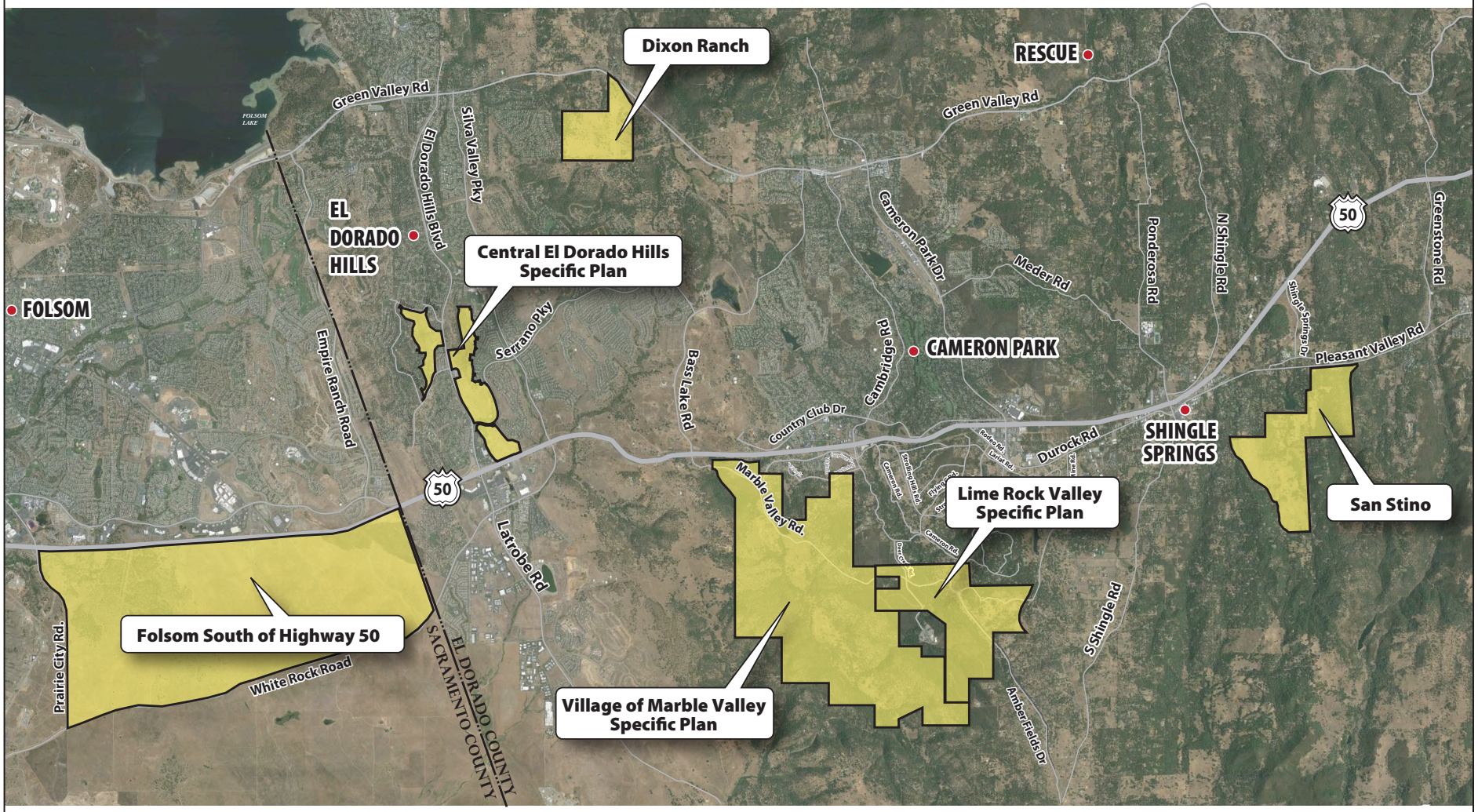

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Figure 5-1
Locations of Cumulative Projects

Unless so stated, this DEIR considers the potential for cumulative contributions at the horizon year of the General Plan in 2035.

The determination of a project's cumulative effects involves identifying the following.

- Significant impacts that are the result of the cumulative contributions of past, present, and reasonably probable future. Cumulative effects that are less than significant are not required to be analyzed.
- Whether the present project would contribute to any of those cumulative impacts. The EIR is not required to analyze a cumulative impact to which the project would not contribute.
- Whether, in the context of the cumulative impact, the present project's contribution would be cumulatively considerable. An impact that is less than significant when viewed as a project impact may nonetheless be cumulatively considerable contribution to a cumulative impact.

5.1.1 Aesthetics

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that urbanization of the HIghway 50 corridor through Sacramento County and into western El Dorado County would have a significant cumulative effect on the visual resources of that region, as the landscape would be changing from a more rural, pastoral character to one of urban and suburban development. The 2004 General Plan EIR stated that conversion of the rural landscape to a suburban appearance would result in the reduction of the natural aesthetic qualities of the corridor. The 2004 General Plan EIR determined that the General Plan included policies that would reduce these impacts; in addition, the 2004 General Plan EIR itself included mitigation measures that would also reduce these impacts. However, the impacts could not feasibly be avoided or reduced to a less-than-significant level. The 2004 General Plan EIR, therefore, determined that cumulative reduction in the natural aesthetic qualities of the Highway 50 corridor would be considered a significant and unavoidable impact.

Project Impacts

In comparison to the potential under the current General Plan, the Camino/Pollock Pines proposal under the project would reduce the development potential within certain areas because the ability to build at maximum allowable intensity or density would become dependent on the availability of services. This would not increase the General Plan's contribution to the cumulative aesthetic impact.

New Policy 2.5.2.1 would result in an increase in allowable development intensity, causing a likely overall minor increase in the potential for visual impact in comparison to the current General Plan. In addition, the ZOU includes new provisions that could allow ranch marketing, agricultural and timber resource lodging, and health resort and retreat centers in agricultural and forestry zones—types of development located on rural agricultural and forestry lands of the county that can have adverse effects on the character of the surrounding area. Implementation of the project would allow residential development on slopes of 30% or more, which has the potential to increase visual impacts because it would allow development on slopes that are unavailable for development under the current General Plan. Cumulative visual impacts would, therefore, be more intense under the project than the 2004 General Plan.

The Cumulative Projects would significantly increase development intensity within the U.S. Highway 50 corridor, including large areas with rural visual characteristics and those with suburban and urban visual characteristics. The Lime Rock Specific Plan and San Stino projects are located away from the highway corridor, but would substantially change the visual character of sites that are currently undeveloped. Considered together with the Cumulative Projects, the project would increase the significant cumulative impacts on visual resources in the county. The Project's contribution to cumulative impacts on visual resources would be substantial.

5.1.2 Agricultural and Forestry Resources

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that California, and in particular the four-county region of which El Dorado County is a part (which also includes Amador, Placer, and Sacramento Counties), was experiencing an ongoing loss of agricultural land as productive farmland and ranchlands are converted to urban and suburban uses or subdivided into rural ranchettes. This remains true. While the 2004 General Plan includes policies intended to protect the productive agricultural and grazing lands in El Dorado County, the 2004 General Plan EIR determined that incremental development in the rural regions and urban fringe would add to the cumulative conversion of agricultural lands in the region and that cumulative loss of agricultural lands over time in the region would be significant. Similarly, the 2004 General Plan EIR found that while the General Plan included a range of protection of productive timberlands in the county, continued growth in the Sierra Nevada and foothills would put pressure on forestlands for uses other than timber production and protection of forest resources. This would increase obstacles allowing for the ability to harvest and process timber, causing a significant effect. Overall, the 2004 General Plan EIR found that even with mitigation measures designed to alleviate this pressure, cumulative impacts of agricultural land conversion and obstacles to timber production would be considered significant and unavoidable.

Project Impacts

As stated in this DEIR, the small amount of agricultural land that is converted in El Dorado County each year as a result of suburbanization or land being removed from production is not a result of the project. In addition, the project does not propose General Plan amendments that would result in additional conversions of agricultural lands. Potential impacts on farmland and/or timberland due to the construction of food and farm supply stores, agricultural and timber lodging, health resort and retreat centers, industrial uses, intensive public utility service facilities, recreational structures, and/or the holding of special marketing events made possible by implementation of the project would be reduced to less-than-significant levels with those mitigation measures detailed in this DEIR. The project alone could cause a marginal increase in the significance of impacts to agricultural and timber resources as compared to impacts associated with buildout of the 2004 General Plan but would not alter the overall level of significant of these impacts, which were deemed significant and unavoidable in the 2004 General Plan EIR.

The Cumulative Projects would convert substantial portions of the western County to residential, commercial, recreational, and public utility–oriented uses. Approval of the Cumulative Projects would directly convert substantial areas of existing grazing land to suburban uses, and would significantly contribute to ongoing loss of agricultural land occurring in the County and the surrounding region. In particular, the Folsom South of Highway 50 development area is practically

all grazing land. The loss of this area (totaling approximately 3,585 acres) makes this cumulative impact particularly serious.

Considered together with the Cumulative Projects, the project would increase cumulative impacts on agricultural and timber resources in the County, and the project would contribute to that increase. However, the contribution of the ZOU would be marginal in that, as mitigated, uses allowed in the agricultural areas would be required to be compatible with agricultural use and would not be substantial in relation to other drivers of agricultural conversion. Overall, the contribution of the TGPA and ZOU would be substantial in light of the seriousness of the cumulative impact.

5.1.3 Air Quality and Greenhouse Gases

2004 General Plan EIR Conclusions

The 2004 General Plan EIR summarized the cumulative air quality impact as follows.

> Air quality is a regional environmental issue, with the majority of air pollutant emissions being created by motor vehicle use within the county's air basins and other air basins in the region. El Dorado County has two air basins, the Mountain Counties Air Basin (MCAB) and Lake Tahoe Air Basin (see Lake Tahoe discussion further below). The designated growth areas of the county are on the west slope, which is in the MCAB. The MCAB is designated as nonattainment for the state and national ozone standards and the state particulate (PM_{10}) standard. Ozone pollution is the primary air quality impact of cumulative concern, because precursor emissions of ozone can occur throughout the region and combine to exacerbate attainment of air quality standards in El Dorado County. Pollutants transported from the San Francisco Bay area also contribute to regional air quality impacts.
>
> The County Air Quality Management District (AQMD) participated with other AQMDs in the Sacramento area to prepare the 1991 Air Quality Attainment Plan, which includes strategies for achieving the state and national air quality standards. The equal-weight alternatives include policies and mitigation measures to support reduction of air emissions and help attain the standards, in keeping with the attainment plan. Section 5.11, Air Quality, evaluates potential air pollutant emissions related to stationary and mobile sources resulting from implementation of the equal-weight alternatives and determines that significant impacts on regional air quality cannot not be avoided, despite the inclusion of all feasible mitigation measures. The significant air quality impact in El Dorado County would contribute to a cumulative significant air quality in the region, which also could not be avoided. Therefore, for all equal-weight alternatives, planned development leading to increases in motor vehicle travel, wood fire stoves/fireplaces, and other sources would contribute cumulatively to the significant impact on air quality in the region. The source of the highest level of emissions and the largest contributor to cumulative air quality impacts would be the 1996 General Plan Alternative, followed by the Environmentally Constrained, Roadway Constrained 6-Lane "Plus," and No Project alternatives. Although all feasible policies and mitigation measures are included, as described in Section 5.11, this cumulative impact is considered significant and unavoidable.

Project Impacts

The project does not include any specific developments that would generate construction emissions. However, construction emissions could remain in excess of EDCAQMD thresholds if a given development undertaken under the ZOU is large (e.g., Industrial, General). Although large projects are generally made subject to a CUP in the ZOU, and CEQA review would be required, that process does not guarantee that a large project would not result in significant and unavoidable air quality impacts from construction emissions.

As discussed in Impact AQ-2 in Section 3.3 under the topic of mobile source emissions, all study scenarios would result in either decreases in all pollutants or minor increases below applicable EDCAQMD threshold levels. However, the potential conflict with the air quality attainment plan remains. Therefore, this impact is significant and unavoidable.

The Cumulative Projects would significantly increase development intensity within the U.S. Highway 50 corridor and areas south of U.S. Highway 50, adding substantial vehicle emissions to the air basin. In addition, given their size, the Cumulative Projects are likely to result in significant construction emissions. Considered together with the Cumulative Projects, the project would increase impacts on air quality in the County. The project's contribution to cumulative impacts on air quality would be substantial.

5.1.4 Biological Resources

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that habitats within El Dorado County, including foothill woodland, chaparral, and riparian habitats, were experiencing pressures from urban and suburban development in surrounding counties, as well as in El Dorado County itself. As a result, the 2004 General Plan EIR stated that cumulative loss and fragmentation of natural habitats, as well as the associated impacts on the populations of special-status species that occupy these habitats (such as rare plant communities and the California red-legged frog) were occurring. While the General Plan contained policies to protect habitats and special-status species, the 2004 General Plan EIR determined that buildout of the General Plan would contribute to the cumulatively significant impact of the loss and fragmentation of woodland and chaparral habitats, riparian corridors, and other important biological resources of the Sierra Nevada foothills and impacts on special-status species. While mitigation measures in the 2004 General Plan EIR reduced the impacts of habitat loss and fragmentation to the extent feasible, the cumulative impact of the 2004 General Plan on biological resources was considered significant and unavoidable.

Project Impacts

Many of the project's impacts contributing to the loss, removal, and fragmentation of wildlife habitat and associated impacts on special-status species and wildlife movement, including impacts associated with the allowance of hillside development, infill development, and agricultural and timber lodging, could be reduced to a less-than-significant level by mitigation measures proposed in this DEIR. However, other uses, including potential ski areas, public utility service facilities and amusement areas would result in significant and unavoidable impacts on biological resources. The project would increase the General Plan's and Zoning Ordinance's prospective impact on biological resources compared to the current General Plan and Zoning Ordinance.

The Cumulative Projects would convert substantial portions of the County and of the City of Folsom that are currently undeveloped and available as wildlife habitat to residential, commercial, recreational, and public utility-oriented uses. Approval of the Cumulative Projects would directly convert land with Open Space zoning designation and General Plan designation to a different use and would significantly contribute to ongoing loss, fragmentation, and/or removal of wildlife habitat occurring in the county and the surrounding region.

Considered together with the Cumulative Projects, the project would add to the cumulative impacts on biological resources in the County. The project's contribution to cumulative impacts on biological resources would be considerable because of the relative fragility of these resources.

5.1.5 Cultural Resources

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that while there was potential for the cumulative loss of cultural resources throughout the region associated with implementation of the General Plan, policies contained in the General Plan and mitigation identified in the 2004 General Plan EIR would adequately protect those resources in El Dorado County. Therefore, the 2004 General Plan EIR did not identify any cumulative impacts on cultural resources.

Project Impacts

Overall, the project would have significant impacts on cultural resources. In some cases, the project proposes zoning changes that are similar to and more protective of historical resources than the existing Zoning Ordinance provisions, and in all cases would not reduce the existing protections for historical resources. However, the potential for currently unknown or unevaluated historic resources to be adversely affected by the project, and the limitations on developing effective mitigation absent a development project with a defined site-specific impact, means that the project's impact is significant and unavoidable.

The Cumulative Projects could potentially affect cultural resources within El Dorado County and the City of Folsom. When considered together with other development pursued under the General Plan, the Cumulative Projects could result in a significant and unavoidable impact. Despite the implementation of mitigation required by state law and the historic protections contained within the current and proposed General Plan and Zoning Ordinance, it can reasonably be assumed, based on the size of these projects and the largely undisturbed nature of their sites, that these impacts would be significant. Considered together with the Cumulative Projects, the project would make a considerable contribution to cumulative impacts on cultural resources.

5.1.6 Land Use

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that the potential existed for the Highway 50 corridor to continue a trend of urbanization, and that as this occurred, the separation between El Dorado County and the city of Folsom would become less distinct. This trend could come to the point where the county and the city merge together. This possibility remains, particularly considering the Folsom's recent successful extension of its sphere of influence south of Highway 50. The 2004 General Plan EIR stated that this merging could alter the community identity and character of El Dorado County and the city of Folsom and that, due to development allowed close to the border, the cumulative land use impact would be potentially significant and unavoidable. However, the 2004 General Plan EIR concluded that an impact would be speculative due to the lack of specific plans for the area south of Highway 50. Since the publication of the 2004 General Plan EIR, the city has adopted a specific plan for this area south of Highway 50. It can now be assumed that implementation of the 2004 General

Plan, together with development trends at the time of implementation, would result in significant and unavoidable cumulative impacts on land use.

Project Impacts

The project is not proposing development in the usual sense and would not result in a direct physical change in the environment. The TGPA and ZOU would not result in physical divisions of communities. In addition, the project includes both an internally consistent set of General Plan policy amendments and a comprehensive update to the Zoning Ordinance to ensure that it will be consistent with the General Plan, and would, therefore, be consistent with state law. It is reasonable to assume that buildout of the General Plan, in conjunction with the project, would result in a substantial increase in the level of development found throughout the county. This would inevitably degrade the rural character of some areas. However, the project's contribution to this effect would be largely in those areas where an intensive conditional use might be approved under the zoning changes proposed by the ZOU.

Similarly, the Cumulative Projects—with the exception of the Central El Dorado Hills project, which is surrounded by existing development—considered together with the General Plan, would convert substantial portions of the county and the City of Folsom from undeveloped uses in rural areas to developed uses, creating suburban and urban areas that may conflict with more rural land uses. The project would contribute to the cumulative loss of rural character. If intensive conditional uses are approved, this would be a substantial contribution to a cumulative impact on land use.

5.1.7 Noise

2004 General Plan EIR Conclusions

The 2004 General Plan EIR stated that the two potential cumulative noise impacts associated with buildout of the General Plan were traffic noise on Highway 50 and aircraft noise from Mather Field in Sacramento County.

The 2004 General Plan EIR found that increases in traffic noise on Highway 50 resulting from growth under the 2004 General Plan in combination with other regional growth would increase noise levels adjacent to Highway 50 in both El Dorado and Sacramento Counties. While the General Plan includes policies to mitigate noise increases associated with new transportation projects, the 2004 General Plan EIR acknowledges that impacts associated with traffic may not be able to be fully reduced and concludes the impact would be significant and unavoidable.

The 2004 General Plan EIR stated that noise from continued aircraft operations at Mather Field in Sacramento County would add to the noise impact on El Dorado County residents through exposure to aircraft overflights. The 2004 General Plan EIR determined that as residential development increases south of Highway 50 near the Sacramento County line, more residences would be under one or more of the common aircraft approach paths to this airfield. However, while a greater number of El Dorado County residents would be exposed to aircraft noise because of the location of residential development, the 2004 General Plan EIR determined this would be a direct General Plan-related effect rather than a contribution to a regional, cumulative impact. The growth resulting from the implementation of the 2004 General Plan was therefore viewed as not a factor influencing the level of aircraft activity at Mather Field and not a factor encouraging development outside the county that would be subject to Mather Field aircraft noise. Consequently, the 2004 GPEIR stated

that there would be no contributions to cumulative Mather Field aircraft noise levels or to the number of non-county residents exposed to aircraft as a result of approval of the 2004 General Plan.

Project Impacts

No specific development projects are being proposed as part of the project. However, the TGPA will encourage higher density development within high-density residential and mixed use developments in community regions and rural communities, as well as infill locations. In addition, the project would expand the allowable uses in Agricultural, Rural Lands, and Resource Zones to include health resort and retreat centers, agricultural and timber resource lodging, and ranch marketing that could include outdoor entertainment and concerts. The project would also allow expanded uses in Recreational Zones including large amusement complexes and outdoor entertainment.

Considered together with the Cumulative Projects, it is possible that there would be a cumulatively considerable increase in noise on U.S. Highway 50, White Rock Road, and other roads serving the Cumulative Projects. While the General Plan includes policies to mitigate noise increases associated with new transportation projects, it remains true that impacts associated with traffic may not be able to be fully reduced. Therefore, the cumulative impact of noise associated with new transportation projects that would be needed to serve the Cumulative Projects remains significant and unavoidable and the project's contribution will be substantial.

Regarding exposure to aircraft noise, while the project could increase the density of residential development in some areas and increase the number of residences that could be exposed to aircraft noise if those areas are in the vicinity of airports or airport flight paths, policies are in place that would not permit new development in those areas unless noise can be mitigated to a less-than-significant level[1]. Therefore, implementation of the project would not substantially contribute to any significant cumulative aircraft noise impacts from Mather Field air traffic.

5.1.8 Population and Housing

2004 General Plan EIR Conclusions

The 2004 General Plan EIR addressed cumulative impacts associated with population and housing as part of its discussion of cumulative impacts on land use. As stated in 2004 General Plan EIR Section 5.2.6, Land Use, buildout of the General Plan was deemed to have a potentially significant cumulative impact. Development since certification of the 2004 General Plan EIR make it a reasonable assumption that buildout of the 2004 General Plan would have significant and unavoidable impacts associated with population and housing in the county and region and induced growth along the Highway 50 corridor in particular.

[1] This includes General Plan Policy 6.5.1.8, which provides: "New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1 [of the General Plan]." See also Policy 6.5.1.10 requiring consistency between residential projects and the airport land use compatibility plan.

Project Impacts

The project would not displace any housing or populations in the county or region. The project would have a marginal impact on where developers choose to accommodate demand for residential and non-residential development within different sub-areas of the county over the projection period. Overall, the project would result in a less-than-significant impact related to housing.

The Cumulative Projects would cause a substantial increase in population in the area. If these projects are approved, the General Plan and zoning designations that do not currently allow commercial and residential uses would be changed to allow for these uses. The approved Folsom South of Highway 50 project includes from 11,340 to 14, 630 new residential units and 305 acres of commercial/office development in an area that is currently undeveloped. This will substantially increase the population of the City of Folsom and extend existing infrastructure to serve a new area. Infrastructure that would induce population growth, including recreational facilities, roads, and public utilities, would be constructed as part of the Cumulative Projects.

The project would not substantially change the population projections under the existing General Plan. Since the 2004 General Plan EIR found that the General Plan would indirectly induce population growth and that impacts would be significant, with no mitigation identified to reduce the impacts to a less-than-significant level, the project's impacts related to population would be the same as assessed in the 2004 General Plan EIR. Consequently, the project's contribution to the cumulative impact on population and housing would be significant and unavoidable.

5.1.9 Transportation and Traffic

2004 General Plan EIR Conclusions

The 2004 General Plan EIR states that regional growth patterns affected traffic and circulation in El Dorado County and that planned growth in the county resulting from buildout of the General Plan would affect the regional road network, including the Highway 50 corridor. Jobs created in El Dorado County would result in employees commuting from Sacramento and Placer Counties. Similarly, housing opportunities in western El Dorado County resulting from General Plan implementation would increase peak-hour trips into Sacramento, Rancho Cordova, Folsom, and other areas of Sacramento County where jobs are concentrated. The 2004 General Plan EIR determined that General Plan impacts would cause a considerable contribution to significant regional traffic impacts and that much of the cumulative traffic impact outside of El Dorado County would occur in Sacramento County as a result of the increased commute traffic along the Highway 50 corridor. While mitigation measures in the 2004 General Plan EIR minimized El Dorado County's contribution to cumulative traffic impacts, the measures could not reduce the impacts to less-than-significant levels. Consequently, cumulative regional traffic impacts associated with the 2004 General Plan were considered significant and unavoidable.

Project Impacts

The project would neither substantially change the land use patterns set out in the current General Plan, nor does it propose any site-specific development projects that would generate traffic. As a result, the project impacts are not clearly distinguishable from the overall impacts of development pursuant to the current 2004 General Plan. Therefore, impacts associated with the project are almost fully the result of future development that could occur under the current General Plan.

However, the project would result in an incremental increase in traffic generation due to the TGPA's increase in density for mixed use projects.

The Cumulative Projects represent a major increase in the level of development west of Placerville that would generate traffic on U.S. Highway 50, White Rock Road, and other roads serving the Cumulative Projects. Although the County is under no obligation to approve any of these projects, particularly if it finds that they would result in unmitigated LOS F conditions on U.S. Highway 50, for purposes of this analysis they are assumed to be built, and this analysis assumes their presence in the future[2]. This will result in a substantial increase in traffic on U.S. Highway 50 and on connecting roads. New residential, commercial, recreation, and public-utility oriented uses would lead to new trips from a variety of areas, including regional trips from workers in Sacramento commuting to new homes in western El Dorado County and local trips of new residents commuting to nearby services within El Dorado County. The Folsom South of Highway 50 project would be expected to generate even greater volumes of traffic, increasing current traffic levels on U.S. Highway 50 and White Rock Road. The future Southeast Connector project, expanding White Rock Road to link Elk Grove and El Dorado Hills with an expressway, will take some of this project's traffic off of U.S. Highway 50 when it is completed, as will the Easton Valley Parkway, which will provide east-west circulation within this project.

Together, the Cumulative Projects would cause a cumulatively significant impact on U.S. Highway 50. The severity of the cumulative impact on U.S. Highway 50 is sufficient that even small projects would result in cumulatively considerable contributions. The project would contribute to this cumulatively significant impact. Similar to the 2004 General Plan EIR analysis, while mitigation measures would minimize El Dorado County's contribution to cumulative traffic impacts, cumulative regional traffic impacts would remain significant and unavoidable.

5.1.10 Water Supply

The availability of domestic water to serve future development has been a concern in El Dorado County for decades. Most of this concern has been focused on the fastest growing areas of the County, particularly those served by EID. These are the areas in which the lands with most of the potential for future development under the General Plan are located. The 2004 General Plan EIR identified water supply impacts as a significant, unavoidable impact of future development pursuant to the General Plan. That continues to be the case within the Georgetown Divide PUD and Grizzly Flats CSD. However, that is no longer the case within EID, based on the demand created by future development under the existing General Plan.

California is entering into the second year of drought. As discussed in Chapter 3.10, *Water Supply*, the county's water supply districts have adopted contingency plans for dry years, which result in substantial reductions in water use and extend available supplies.

The EID Board of Directors approved Water Supply Assessments (WSAs) for Central El Dorado Hills Specific Plan, Dixon Ranch Development, Lime Rock Valley Specific Plan, and Village of Marble Valley Specific Plan on August 26, 2013. Consistent with the requirements of SB 610 (California Water Code Section 10910), the WSAs examine the water agency's capacity to supply these developments

[2] As mentioned earlier, this is in keeping with CEQA's approach to cumulative impact analysis and does not presuppose the County's approval of any of the Cumulative Projects located within the County.

with water in normal and dry years, considering foreseeable future development, over a 20-year period. The period covers anticipated water demands through 2035. These WSAs constitute a cumulative impact analysis of EID's water supply taking into account both the development proposed under the General Plan and estimated demand of these four large-scale proposed projects. As of this writing, no WSA has been prepared for the San Stino project, so, although that project would contribute to cumulative water supply impacts, that impact has not been quantified. The Folsom South of Highway 50 area is not dependent upon water from El Dorado County and therefore is not a contributor to cumulative impacts on water supply.

The WSA assessment also serves as the cumulative impact analysis of the water supply on which the project (i.e., TGPA and ZOU) proposal will depend. As noted elsewhere, the project does not include substantial changes in the land use intensity or extent described in the 2004 General Plan. Therefore, its contribution to total water demand is essentially the same as that projected in the 2004 General Plan. EID based its total water demand calculations in the WSAs on development planned under the 2004 General Plan, projected growth rate (estimated to be somewhat higher than the county's accepted rate), and the specific demands of the four proposed projects. The projections of the proposed sites' water demands under the existing 2004 General Plan designations were subtracted from the total cumulative water demand to avoid double-counting the water demand from the four proposed sites.

Table 5-2 summarizes the total water cumulative demand and supply within EID to the year 2035, taken from EID's WSAs. EID has calculated demand based on its most recent baseline for annual customer use, considering water conservation efforts (assumed to reduce existing customer demand 2% by 2020 and an additional 1% by 2035), and with an additional 13% demand added to account for estimated system losses. This methodology and base data is somewhat different than what EID has used for overall demand and supply estimates in its UWMP and IWRMP. As a result, the supply estimate in Table 5-2 differs somewhat from that in Table 3.10-2 in the preceding water chapter.

The total water supply projection has been based on EID's secured water assets and planned water assets. There are two planned water supplies that will be available from the El Dorado County Water Agency: 30,000 AFY under the El Dorado-SMUD Cooperation agreement and 7,500 AFY of water from Folsom Reservoir under PL-101-514 ("Fazio water"). The former supply is expected in 2025, the latter supply will be available in 2015. The total water supply also includes recycled water from EID's treatment plants. Recycling will provide 2,400 AFY in 2015 and is expected to provide 5,600 AFY by 2035 (El Dorado Irrigation District 2013a).

Table 5-2. El Dorado Irrigation District Total Water Demand and Supply Projections to 2035, with Cumulative Projects except San Stino

Year	Total Water Demand (AFY)[1]	Water Year Type	Total Water Supply (AFY)	Projected Surplus/(Shortfall) (AFY)
2015	39,500	Normal	77,090	37,590
	41,475	Single Dry	69,685	28,210
	35,254	Third Dry	64,265	29,011
2020	42,937	Normal	77,290	34,353
	45,084	Single Dry	69,885	24,801
	38,321	Third Dry	64,465	26,144
2025	49,561	Normal	107,890	58,329
	52,039	Single Dry	75,485	23,446
	44,233	Third Dry	70,065	25,832
2030	57,874	Normal	108,790	50,916
	60,768	Single Dry	76,385	15,617
	51,652	Third Dry	70,965	19,313
2035	67,295	Normal	110,290	42,995
	70,660	Single Dry	77,885	7,225
	60,061	Third Dry	72,465	12,404

Source: El Dorado Irrigation District 2013c

[1] The first dry year total assumes that EID has not employed its staged drought response. The third dry year assumes that EID has implemented the necessary drought stage of water demand reduction.

AFY = acre-feet per year

As discussed in the staff report for Action Item No. 8 at the EID Board's August 26, 2013 meeting, EID anticipates that it will have sufficient water to support anticipated growth, including four of the five proposed projects, through 2035, including during multiple dry years. The estimated water demand of each of these four cumulative projects is described in Table 5-3. The annual water demand estimates for the cumulative projects are based on the anticipated demands of their component parts and their estimated rate of buildout. Table 5-1 illustrates that these projects vary in size, mix of residential densities, and types of other uses.

The WSAs' conclusion that there will not be a significant cumulative impact on water supply does not include the demand for the San Stino project and no WSA has been prepared for that cumulative project. However, the San Stino project, consisting of 1,041 residential units, would be expected to have a water demand similar to that of Dixon Ranch (proposing 605 residential units and two parks) at 482 AFY in 2035; Central El Dorado Hills Specific Plan (proposing 1,028 residential units and 11 acres of commercial development) at 450 AFY in 2035; and Lime Rock Valley Specific Plan (800 residential units and a park) at 472 AFY in 2035. Using a conservative estimate of 500 AFY for San Stino, the cumulative impacts of these five projects would not result in a supply shortfall even in a third dry-year scenario. Therefore, because sufficient water is expected to be available to meet future demand, the project (i.e., the TGPA/ZOU) will not make a considerable contribution to the cumulative effect on water supply within EID's service area.

Table 5-3. Water Demand for Four of the Cumulative Projects

	Annual Water Demand (AF)				
Project	2015	2020	2025	2030	2035
Central El Dorado Hills SP	14	160	400	466	450
Dixon Ranch	152	518	517	499	482
Lime Rock Valley SP	18	109	272	472	573
Village of Marble Valley SP	141	721	1,285	1,860	2,177

Source: El Dorado Irrigation District 2013c
AF = acre-feet

The contribution of the project is considerable outside of the EID service area, where future water supply availability is more tenuous and dry-year shortages are predicted.

5.2 Growth-Inducing Impacts

CEQA requires a discussion of the ways in which the project would be growth-inducing. State CEQA Guidelines Section 15126.2(d) identifies a project as growth-inducing if it fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. The project would not directly induce growth because it would not directly authorize new development. The project could, however, indirectly induce growth by removing barriers to growth, by creating a condition that attracts additional population or new economic activity, or by providing a catalyst for future growth in the area. Nonetheless, while the project may have a potential to induce growth, it does not automatically result in growth. Growth can happen only through capital investment in new economic opportunities by the public or private sectors.

By law, El Dorado County is required to adopt "a comprehensive, long-term general plan for the physical development of the county" (Government Code Section 65300). According to Government Code Section 65583, the General Plan's Housing Element is required to include:

> An identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

On a regular basis (now every 8 years), the Sacramento Area Council of Governments (SACOG) prepares the Regional Housing Needs Allocation and adopts the associated Regional Housing Needs Plan (RHNP) that establishes the share of projected future housing growth that El Dorado County must accommodate in its General Plan. Unincorporated El Dorado County's regional housing share under the 2013–2021 RHNP is 3,948 dwelling units. The housing element was adopted on October 29, 2013 to account for the new allocations. Note that SACOG's Metropolitan Transportation Plan 2035 neither regulates local land use authority nor precludes a local jurisdiction from planning and approving growth that is different in terms of total units or geographic extent (Sacramento Area Council of Governments 2012).

Typically, the growth-inducing potential of a project is considered significant if it fosters growth or a concentration of population in excess of the existing setting or baseline. Growth may be induced through the provision of infrastructure or service capacity that would accommodate new development. Based on CEQA's definition of growth inducement, a general plan is inherently growth-inducing because it must accommodate at least projected housing demand. The current General Plan and the project will provide the framework to guide public officials in making decisions relative to development in El Dorado County. The project is, therefore, growth inducing.

5.3 Significant and Unavoidable Impacts

According to Section 15126.2(a) (b) of the State CEQA Guidelines, an EIR shall identify and focus on the significant environmental effects of the proposed project, including effects that cannot be avoided if the proposed project were implemented. Each of the resource sections in this EIR has identified those significant impacts that cannot be reduced below a level of significance. The significant and unavoidable impacts are summarized in Table 5-4 at the end of this chapter.

For a more detailed discussion of each of these significant and unavoidable impacts, please refer to the relevant resource sections in Chapter 3 of this DEIR.

5.4 Significant Irreversible Environmental Changes

State CEQA Guidelines Section 15126.2 requires that the EIR for a general plan amendment must address any significant irreversible environmental change that would result from implementation of that amendment. Specifically, per the Guidelines (Section 15126.2[c]), such an impact would occur if:

- the project would involve a large commitment of nonrenewable resources;
- irreversible damage can result from environmental accidents associated with the project; and
- the proposed consumption of resources is not justified.

Approval and implementation of project-related activities would be typical of these sorts of land use planning and regulatory actions. They would result in an irretrievable commitment of nonrenewable resources such as fossil fuel-based energy supplies and construction-related materials. The energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods, heating and refrigeration, lighting, and other associated energy needs.

Implementing the project would result in environmental changes because the physical environment would be altered through continued commitments of land and construction materials to urban and rural development. There would be an irretrievable commitment of labor, capital, and materials used in construction and a permanent loss of open space over time. Nonrenewable resources would be committed primarily in the form of fossil fuels and would include oil, natural gas, and gasoline used to support the additional development associated with implementation of the current General Plan.

Implementing the TGPA would also result in the consumption of other nonrenewable or slowly renewable resources including lumber and other forest products, sand and gravel, asphalt, steel, copper, and water. Although alternative energy sources such as solar, geothermal, or wind energy

are in use in the county, the proportion of energy generated by these sources is so much smaller than the proportion generated by fossil fuel sources that it is unlikely that real savings in nonrenewable energy supplies (e.g., oil and gas) could be realized in the immediate future.

Development in unincorporated El Dorado County as envisioned by the TGPA and current General Plan would result in the construction of structures, facilities, or infrastructure on lands that are currently undeveloped. Development of lands generally would result in their future and permanent commitment to urban, suburban, or rural uses.

Table 5-4. Significant and Unavoidable Impacts

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance after Mitigation[a]
3.1 Aesthetics			
AES-1: Result in a substantial adverse effect on a scenic vista	S	BIO-1a: Limit the relaxation of hillside development standards	SU
AES-2: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	SU
AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings	S	BIO-1a: Limit the relaxation of hillside development standards	SU
AES-4: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	S	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170	SU
3.2 Agricultural and Forestry Resources			
AG-1: Convert Important Farmland, grazing land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones	SU
3.3 Air Quality and Greenhouse Gases			
AQ-1: Generate construction-related emissions in excess of EDCAQMD thresholds	S	AQ-1: Implement measures to reduce construction-related exhaust emissions	SU
AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of EDCAQMD thresholds	S	None	SU
AQ-5: Expose sensitive receptors to substantial pollutant concentrations	S	None	SU
AQ-6: Expose sensitive receptors to substantial odors	S	None	SU

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance after Mitigation[a]
3.4 Biological Resources			
BIO-1: Result in the loss and fragmentation of wildlife habitat	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1b: Limit the approval of Private Recreation Areas BIO-1c: Limit music festivals and concerts AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	SU
BIO-2: Have a substantial adverse effect on special-status species	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1b: Limit the approval of Private Recreation Areas BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
BIO-3: Have a substantial adverse effect on wildlife movement	S	BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
BIO-4: Result in the removal, degradation, and fragmentation of sensitive habitats	S	BIO-1a: Limit the relaxation of hillside development standards BIO-1c: Limit music festivals and concerts BIO-2: Return event site to pre-event condition	SU
3.5 Cultural Resources			
CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5	S	None	SU
CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	S	None	SU
3.6 Land Use and Planning			
LU-4: Substantially alter or degrade the existing land use character of the County	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone BIO-1a: Limit the relaxation of hillside development standards LU-4a: Revise Policy 2.1.2.5, Commercial/Mixed Use (in Rural	SU

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance after Mitigation[a]
		Centers) LU-4b: Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses	
LU-5: Create substantial incompatibilities between land uses.	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LU-4b: Revise Section 17.40.260, Ranch Marketing, prior to adoption	SU
3.7 Noise			
NOI-1: Exposure of noise-sensitive land uses to short-term (construction) noise	S	None	SU
NOI-2: Exposure to ground transportation noise sources as a result of the TGPA	S	None	SU
NOI-3: Exposure to ground transportation noise sources as a result of the ZOU	S	None	SU
NOI-4: Exposure of noise-sensitive land uses to fixed or non-transportation noise sources	S	None	SU
NOI-5: Exposure to aircraft noise	S	None	SU
3.8 Population and Housing			
Impact PH-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)	S	None	SU
3.9 Transportation and Traffic			
TRA-1: Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways	S	TRA-1: Extend timeframe of General Plan Transportation and Circulation Element Policy TC-Xa	SU

Impact	Level of Significance[a]	Mitigation Measures[b]	Level of Significance after Mitigation[a]
3.10 Water Supply			
WS-1: Create a need for new or expanded entitlements or resources for sufficient water supply	S	None	SU
5.2 Cumulative Impacts[c]			
Aesthetics	S		SU
Air Quality and Greenhouse Gases	S		SU
Biological Resources	S		SU
Cultural Resources	S		SU
Land Use and Planning	S		SU
Noise	S		SU
Transportation and Traffic	S		SU
Water Supply	S		SU

[a] S = significant; SU = significant and unavoidable; LTS = less than significant; NI = no impact

[b] The full texts of the mitigation measures are found in the respective impact sections under Chapters 3 and 4.

[c] Mitigation measures identified for impacts of the project would reduce the project's contribution to cumulative impacts, but not to a less than considerable level.

Chapter 6

Preparers/Persons and Organizations Consulted

6.1 ICF International

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Brenda Chang	Air quality/greenhouse gases
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Name	Contribution
Alex Jewell	Traffic analysis
Michael Schmitt	Traffic analysis

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Appendix A

Notice of Preparation and Initial Study

County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Terri Daly
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 295-2537

NOTICE OF PREPARATION OF
A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF PUBLIC SCOPING MEETING FOR THE
EL DORADO COUNTY TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Date: 10/01/2012

To: Interested Parties

From: El Dorado County Chief Administrative Office

The County of El Dorado (County) will be the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU). The purpose of this Notice of Preparation and Notice of Public Scoping Meeting is to request the views of public agencies and interested persons as to the scope and content of the environmental information and analyses, including the significant environmental impacts, reasonable alternatives and mitigation measures that should be included in the Draft EIR. The project description, location, and potential environmental effects are summarized in the attached materials.

The County released a Notice of Preparation on May 25, 2012 with a 45 day review period for this project. Comments received during this review period and through the Zoning Ordinance Workshop held the week of July 16, 2012 are available on the County website at http://www.edcgov.us/landuseupdate/. Documents have been revised based on current direction by the Board of Supervisors and comments received. Written comments should be directed to revisions made to the documents and sent at the earliest possible date, but not later than 30 days after the receipt of this notice. There will be another opportunity to submit detailed comments when the Draft EIR is released for public review. Please send your comments to:

Shawna Purvines, Senior Planner
Development Services Department, Planning Services
2850 Fairlane Court, Building "C"
Placerville, CA 95667

or use the Public Comment form at:

http://www.edcgov.us/landuseupdate/

The County will conduct a public agency and public scoping meeting on the project to provide additional information and to receive verbal and written input. The public meeting will include a brief overview of the project by the County staff, followed by an opportunity for public and agency comment. The public meeting will be held at the El Dorado County Planning Commission, 2850 Fairlane Court, Placerville, on October 25, 2012.

Kim Kerr
Assistant Chief Administrative Officer
Interim Department of Transportation Director

NOTICE OF PREPARATION OF
A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF PUBLIC SCOPING MEETING
FOR THE
EL DORADO COUNTY TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Location:

This project involves changes to policies of the County General Plan and the adoption of an update to the Zoning Ordinance. These changes will take effect county-wide in those areas that under county jurisdiction. In addition, the County will consider amending the Camino/Pollock Pines Community Region Boundary and Agricultural District Boundaries in the General Plan.

Project Description:

The County is proposing a limited number of amendments to its General Plan policies and land use designations and a comprehensive update to the Zoning Ordinance. The items below are listed in no particular order of importance.

General Plan Amendments

Amendments to the General Plan are proposed for the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety and Noise Element; Conservation and Open Space Element; and Agriculture and Forestry Element.

General Plan amendments to be addressed in the EIR are primarily policy changes, although a limited number of General Plan Land Use Designations, discussed below, are also identified for potential amendment. The EIR will analyze all of the potential amendments under consideration.

The following is a summary of the proposed policies and maps considered for analysis or amendments to the General Plan:

Land Use Map

1. Camino/Pollock Pines Community Region Boundary amendment to create three (3) Rural Centers including Camino, Cedar Grove, and Pollock Pine, to allow for separate and distinct opportunities for each of the communities.

2. Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.

3. Limited Land Use clean-up identified through the Zoning Ordinance Update.

Consider Amending the Following Policies

1. *Policy 2.1.1.3:*Commercial/Mixed Use- Amend to allow residential density by increasing residential use as part of a mixed-use development from 16 units per acre to 20 units per acre.

2. *Policy 2.2.1.2, Table 2-1, and Table 2-1*: Commercial and Industrial- Amend to allow for commercial and industrial uses in the rural regions.

3. *Policy 2.2.1.2*:Commercial/Mixed Use- Delete sentence, "The residential component of the project shall only be implemented following or concurrent with the commercial component."

4. *Policy 2.2.1.2:* Delete requirement that industrial lands be restricted to areas within, or in close proximity to community regions and rural centers. Delete the requirement that industrial lands in rural regions have more limited industrial uses, for support of agriculture and natural resource uses.

5. *Policy 2.2.1.2:* Amend multi-family density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Amend the multi-family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a planned development.

6. *Policy 2.2.1.2:* High Density Residential- Delete requirement for a planned development application on projects of 3 or more units per acre.

7. *Policy 2.2.1.2:*Open Space- Amend policy to refer to Objective 7.6.1

8. *Table 2-2:* Amend table to reflect changes in density for commercial/mixed use from 16 units per acre to 20 units per acre and multi-family from 24 units per acre to 30 units per acre.

9. *Policy 2.2.1.5 and Table 2-3:* Amend policy to direct the regulation of building intensities be established in the Zoning Ordinance and delete Table 2.3.

10. *Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4:* Amend the 30% open space requirement for Planned Development community regions and rural centers to allow lesser area of "improved open space" on site, and consider options to provide a portion of the required open space off-site or by an in-lieu fee option.

11. *Table 2-4:* Amend as necessary to reflect Zoning Ordinance Update revisions.

12. *Policy 2.2.4.1:* Amend the density bonus criteria, and consider placing the specifics of this policy into the Zoning Ordinance.

13. *Policy 2.2.5.4:* Delete policy requiring a Planned Development application on projects requesting the creation of 50 parcels or more.

14. *Policy 2.2.5.8:* Amend the policy creating the Neighborhood Services zone and allow for objectives to be met in a related commercial zone.

15. *Policy 2.2.5.10:* Delete policy requirement for special use permit for agriculture support services; incorporate standards and permitted into Zoning Ordinance

16. *Policy 2.4.1.3:* Amend policy to recognize the historical town sites of El Dorado/Diamond Springs and other historical town sites.

17. *Policies 2.9.1.2, 2.9.1.3, and 2.9.1.4:* Amend criteria for establishing community region and rural center boundaries by deleting the restriction that boundaries can be amended every five years, and allow revisions to the boundaries to be initiated by Board of Supervisors whenever necessary.

18. *Add New Policies that provide* set criteria for and identify infill sites and opportunity areas that will provide incentives for development of these vacant/underutilized areas, including streamlining the CEQA process for these identified locations. These policies may support the use of traditional neighborhood design guidelines, mixed use, and "form based" codes. These policy changes would not include amending the land use designations, or increasing the densities currently provided for in the General Plan.

19. *Policies TC-1a, TC-1b, and Table TC-1:* Revise policies, and table to further support the important objectives found in policies TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1 and HO-5.2, allowing for narrower streets and road ways and to support the development of housing affordable to all income levels.

20. *Policies TC-1m, TC-1n(B), TC-1w:* Amend to make minor modifications to clarify language including; TC-1m delete "of effort"; TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.

21. *Tables TC-2, Policy TC-Xb, and Policy TC-Xd:* Amend or delete Table TC-2; if Table TC-2 is deleted, amend all references to TC-2, including the references in TC-Xb and TC –Xd.

22. *Policy TC-Xb (C):* Consider minor amendment to refer to Figure TC-1 when referencing the circulation diagram.

23. *Policy TC-Xg:* Amend to clarify the requirement that development constructs or funds necessary road improvements, and include the requirement to design, or fund design.

24. *Policy TC-Xi:* Amend to allow for coordination of regional projects to be delivered on a schedule agreed to by related regional agencies and therefore not subject to meeting the scheduling requirements of the policies of this General Plan.

25. *Policies TC-4a, TC-4d, and TC-4f:* Amend to clean up language to ensure consistency with subsequent adopted plans.

26. *Policies TC 4i, TC-5a, TC-5b, and TC-5c*: Amend to provide more flexibility of when sidewalks are required.

27. *Add New Goal and associated policies* to provide for CEQA streamlining opportunities for qualified projects that are consistent with the Metropolitan Transportation Plans.

28. *Add New Policy* to support the development of new or substantially improved roadways to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists, to comply with Assembly Bill 1358, the Complete Streets Act of 2008. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users.

29. *Objective 5.1.1, 5.1.2, and Table 5-1:* Amend as needed policy(s) and table to clarify Board authority when determining minimum level of service requirements consistent with General Plan objectives, standards, and related policies.

30. *Policy 6.4.1.4 and 6.4.1.5*: Amend policies and remove flood insurance rate maps, to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.

31. *Policy 6.5.1.11 and Tables 6-1 thru 6-5*: Amend existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities and other temporary exceedances.

32. *Objective 6.7.1 and 6.7.5:* Amend these objectives to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan.

33. *Policy 7.1.2.1:* Amend the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.

34. *Policy 7.2.1.2 and 7.1.2.3*: Amend to clarify which mineral resource zones are required to be mapped.

35. *Objective 7.6.1.3(B):* Amend to delete specific references to zone districts to conform to the changes proposed in the Zoning Ordinance update.

36. *Policy 8.1.3.2:* Amend policy to provide a limited buffer for lands within a community region by adding language similar to Policy 8.4.1.2 to Policy 8.1.3.2.

37. *Policy 8.2.4.2: Consider* amending policy to eliminate the requirement for a special use permit for all visitor serving uses , and instead establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance

38. *Policy 8.2.4.4:* Consider amending the policy to allow for ranch marketing activities on grazing lands.

Consider Analyzing the Following Policies

1. *Policies 2.1.1.1 and 2.1.2.1:* Analyze the possibility of adding, amending or deleting existing Community Regions or Rural Center planning areas.

2. *Policy 2.2.1.2:* High Density Residential- Analyze the potential effects of increasing high density residential land use density from a maximum of 5 units per acre to 8 units per acre.

3. *Policy TC-1y:* Analyze the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.

4. *Policies TC-Xd, TC-Xe and TC-Xf:* Analyze impacts to revising the policies to clarify the definition of "worsen", to clarify what is required if a project "worsens" traffic, identifying the methodology for traffic studies (e.g. analysis period, analysis scenarios, methods), and identifying the timing of improvements.

Zoning Ordinance Update

The proposed comprehensive Zoning Ordinance Update has two elements: 1) revising the zoning maps to bring existing zoning designations into conformance with the General Plan, and 2) providing a comprehensive update of the text of the Zoning Ordinance both to bring conformance with the General Plan and to modernize implementation tools.

The following is a summary of the proposed changes:

1. Ensure that the zoning designation for all parcels in the County conforms to the General Plan land use designations for those parcels.

2. Eliminate inconsistent provisions of the existing Zoning Ordinance.

3. Include provisions in the Zoning Ordinance to implement General Plan Implementation Measures LU-A, HO-6, HO-16, HS-K, CO-A, AF-A, ED-N, ED-P, ED-II, ED-JJ, ED-KK, and ED-QQ.

4. Ensure that the Zoning Ordinance is consistent with applicable state and federal laws.

5. Reorganize the Zoning Ordinance for ease of use, including the use, including the use of tables to identify permitted uses and development standards, establishing specific use regulations for administrative review of specified uses.

6. Create new zones to reflect current zoning needs and implement the General Plan, including the following zones: Rural Lands, Forest Resources, Agricultural Grazing, Neighborhood Service, and Limited Agriculture.

7. Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial.

8. Create combining zone districts (e.g. Historical, Community Design, etc.) to identify land that needs additional regulation, protection of resources, protection of public health and safety, or establishes a review process to more effectively implement General Plan policies and related ordinances.

9. Expand potential uses in the agricultural and rural lands zones to provide for opportunities for agricultural support, recreation, and rural commerce, including allowing ranch marketing on grazing land.

10. Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the use of accessory structures, customers, and employees.

11. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation.

12. Revise the zoning map to conform to standardized rules (i.e. mapping criteria) for zoning modifications based on the General Plan land use designations.

13. Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses. Proposed zones include Commercial Regional (CR), Commercial General (CG), Commercial Community (CC), Commercial Planned Office (CPO), Commercial Limited (CL), and Commercial Mainstreet (CM).

14. Create a Rural Commercial Zone that would be permitted within the rural regions planning concept area.

15. Increase potential uses to provide additional agricultural support, recreation, home occupation, and other rural residential, tourist serving, and commercial uses in zones in the rural region.

16. Create standards (master plans) for proposed mixed use and traditional neighborhood design development on commercial and multi-family zoned parcels to provide for a streamlined approval process and to protect the commercial viability of the parcels.

17. Include standards for single family detached development proposed in multifamily zones. Create a standard to allow a limited percentage of commercial use in proposed mixed use development in multifamily zones.

18. Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses.

19. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in community regions and rural centers.

20. Amend Zoning map to include a historical overlay zone district to the historical townsites of El Dorado and Diamond Springs, consistent with adopted General Plan and Zoning Ordinance policies.

21. Establish standards for wetland and riparian setbacks.

22. Provide opportunities for residential and recreational uses on Timber Production Zone land compatible with timber management and harvesting.

Project Objectives

The TGPA and Zoning Ordinance Update have the following objectives:

TGPA:

1. Establish policies related to the development of housing affordable to the moderate income earner,
2. Establish policies that will result in job creation and improved sales tax revenues,
3. Establish policies that will promote and protect agriculture in the county,
4. Establish policies consistent with SB 375 (2008) and housing element law, and
5. Revise existing General Plan policies as needed to provide clarity.

Zoning Ordinance Update:

1. Conform the zoning map to the General Plan land use designations,
2. Eliminate conflicting provisions within the existing ordinance,
3. Include provisions in the ordinance to implement General Plan Implementation Measures LU-A, HO-6, HO-16, HS-K, CO-A, AF-A, ED-N, ED-P, ED-II, ED-JJ, ED-KK, and ED-QQ,
4. Ensure that the ordinance is consistent with applicable state and federal laws,
5. Reorganize the ordinance for ease of use, including the use of tables to identify permitted uses and development standards, establishing specific use regulations for administrative review of specified uses,
6. Create new zones to reflect current zoning needs and implement the General Plan, including Rural Lands, Forest Resources, Agricultural Grazing, and Limited Agriculture,
7. Delete obsolete zones,
8. Create overlay zones to more effectively implement General Plan policies,
9. Expand potential uses in the agricultural and rural lands zones to provide for opportunities for agricultural support, recreation, and rural commerce, including allowing ranch marketing on grazing land,
10. Provide a range of intensities for home occupations, based on size and zoning of parcels, adding the use of accessory structures, customers, and employees,
11. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designations,

12. Revise the zoning map to conform to standardized rules sets for zoning modifications based on the General Plan land use designations, and

13. Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses, consistent with the General Plan.

Level of Detail for the Environmental Analysis in the Draft EIR

The analysis will be at a program-level. It will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the TGPA and the ZOU. Because no specific development projects are being proposed, the analysis will not be parcel-specific.

The ZOU includes a number of optional ordinances that will be considered by the County, but which may or may not be adopted. The EIR will examine these options as part of the project and will discuss the range of impacts that could result from adopting the options as part of the ZOU.

Scope of the EIR– Potential Significant Effects

The County is preparing an Initial Study pursuant to Appendix G of the CEQA Guidelines to help identify potential significant effects to be analyzed in the Draft EIR. The following list of potentially significant effects is not intended to be comprehensive. The Draft EIR may address additional impacts as a result of the comments received on the Notice of Preparation, the scoping meetings, and the Environmental Checklist/Initial Study.

Comments and suggestions are requested regarding the environmental issues that will be analyzed in the EIR; a 45 day public comment period (instead of the normal 30 day period) is set to begin upon receipt of this Notice of Preparation.

Potentially Significant Impacts to be Addressed in the EIR

At this time, the following issues are anticipated to be addressed in the EIR:

1. Aesthetics
2. Agriculture Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Greenhouse Gas Emissions
7. Land Use/Planning

8. Noise
9. Population/Housing
10. Transportation/Traffic

Less Than Significant Impacts That Will Not Be Addressed in the EIR

Based on a preliminary review of the Project, the County has determined that the proposed Project would have a less than significant impact or no impact on the CEQA issue areas identified below. This is a preliminary determination only and does not preclude the County from making a different determination upon further analysis.

The primary reasons for these preliminary determinations are as follows:

Geology/Soils

None of the proposed changes in General Plan policy or zoning regulations will result in an increased risk from geologic hazards in that no reduction in safeguards are proposed.

Hazards and Hazardous Materials

None of the proposed changes in General Plan policy or zoning regulations will result in the exposure of residents to hazards or hazardous materials. For example, no changes are proposed to regulations regarding naturally occurring asbestos.

Hydrology/Water Quality

None of the proposed changes in General Plan policy or zoning regulations will violate any water quality standards or waste discharge requirements, nor will the proposed project substantially alter or degrade groundwater supplies, existing drainage patterns, or water quality.

Mineral Resources

None of the proposed changes in General Plan policy or zoning regulations will substantively change mineral resource designations or the regulation of mineral resource recovery.

Public Services, Utilities/Service Systems

Because none of the proposed changes in General Plan policy or zoning regulations will substantively change projected population or change the amount of housing designated in the General Plan, or increase areas to be developed, the changes are not expected to substantially affect demand for public services or utilities. However, this will be reviewed in the EIR in relation to proposed changes to density at the local level.

Recreation

None of the proposed changes in General Plan policy or zoning regulations will reduce standards for recreational lands, nor will they substantially reduce recreational opportunities; therefore future recreational demands will be met during the future process of considering individual development projects.

Alternatives to be addressed in the EIR

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must "describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The State CEQA Guidelines also require that a No Project Alternative be evaluated, and that under specific circumstances, an environmentally superior alternative be designated from among the remaining alternatives.

The EIR will evaluate a reasonable range of alternatives, selected by an alternatives screening analysis, which will include alternatives that meet most or all of the objectives described above, are potentially feasible, and reduce significant impacts associated with the proposed TGPA and ZOU. The EIR will include an explanation of why other alternatives were rejected from further analysis in the EIR.

The alternatives analysis may, in addition to the No Project Alternative, consider one or more of the reduced intensity alternatives for further development and analysis in the EIR. The selected alternatives will be analyzed at a qualitative level of detail for comparison against the impacts identified for the proposed Project, consistent with the requirements of CEQA. Because this is a county-wide project, no alternative will be analyzed that is outside the county.

Requests for Additional Information

If you have any questions, please contact Shawna Purvines at the County of El Dorado, Development Services Department, Planning Services, 2850 Fairlane Court, Building "C," Placerville, CA 95667, by telephone at (530) 621-5362, or by e-mail toTGPA-ZOU@edcgov.us.

The full text of the proposed changes, is available from the Development Services Department, Planning Services, 2850 Fairlane Court, Building "C," Placerville, CA 95667. The full text of the proposed changes is also available online at the Land Use Policy Programmatic Update website: http://www.edcgov.us/landuseupdate/, and at the following County libraries:

1. Main Library in Placerville, 345 Fair Lane, Placerville, CA 95667. HOURS: Tuesday & Wednesday 12-7, Thursday, Friday & Saturday 10-5, Closed Sunday & Monday

2. Cameron Park Branch 2500 Country Club Dr, Cameron Park, CA 95682 HOURS: Monday, Wednesday & Friday 10-5, Tuesday & Thursday 12-7, 2nd Saturday of each month 10-3, Closed Saturday & Sunday

3. El Dorado Hills Branch 7455 Silva Valley Parkway El Dorado Hills, CA 95762. Monday 1-5, Tuesday & Wednesday 12-7, Thursday & Friday 10-5, Saturday 1-5, Closed Sunday.

4. Georgetown Branch 6680 Orleans Street P. O. Box 55 Georgetown, CA 95634. HOURS: Tuesday & Wednesday 12-7, Thursday 10-5, Friday 1-5, Saturday 10-3, Closed Sunday & Monday.

5. Pollock Pines Branch 6210 Pony Express Trail P O Box 757 Pollock Pines, CA 95726 HOURS: Tuesday 12-7, Wednesday & Thursday 10-5, Closed Friday, Saturday, Sunday & Monday.

6. South Lake Tahoe Branch 1000 Rufus Allen Blvd South Lake Tahoe, CA 96150. HOURS: Tuesday & Wednesday 10-8, Thursday, Friday & Saturday 10-5, Closed Sunday & Monday.

Chapter 2
Environmental Checklist

1.	**Project Title:**	County of El Dorado Targeted General Plan Amendment and Zoning Ordinance Update
2.	**Lead Agency Name and Address:**	County of El Dorado 330 Fair Lane Placerville, CA 95667
3.	**Contact Person and Phone Number:**	Shawna Purvines (530) 621-5362
4.	**Project Location:**	The County of El Dorado, California
5.	**Project Sponsor's Name and Address:**	County of El Dorado 330 Fair Lane Placerville, CA 95667
6.	**General Plan Designation:**	Various
7.	**Zoning:**	Various

8. Description of Project:

The County of El Dorado (County) is proposing a limited number of targeted amendments to its 2004 General Plan and the adoption of a comprehensive update to the Zoning Ordinance. Targeted General Plan Amendments (TGPA) mostly consist of proposed policy revisions for the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety and Noise Element; Conservation and Open Space Element; and Agriculture and Forestry Element.

The proposed comprehensive Zoning Ordinance Update has two components: One, revising the zoning maps to bring existing zoning designations into conformance with the General Plan, and, two, providing a comprehensive update of the text of the Zoning Ordinance Update to bring conformance with the General Plan and to modernize implementation tools.

This project consists of proposed changes to the General Plan and Zoning Ordinance Update. It does not include any specific development projects.

9. Surrounding Land Uses and Setting:

The project affects those portions of unincorporated El Dorado County that are under the jurisdiction of the County. Land uses include the low-density residential communities along the U.S. Highway 50 corridor (i.e., El Dorado Hills, Cameron Park), with their associated commercial areas; rural agricultural areas that include grazing lands, vineyards, and orchards; rural residential or estate residential; forested agricultural areas; and low-density residential development within the Lake Tahoe basin. The project does not include the incorporated cities of Placerville and South Lake Tahoe, nor does it include land under federal jurisdiction, such as within Eldorado National Forest.

10. Other Public Agencies whose Approval Is Required:

The TGPA and comprehensive zoning update for El Dorado County are subject to approval by the Board of Supervisors. No other public agency approvals are required.

Environmental Factors Potentially Affected:

The environmental factors checked below would potentially be affected by this project (i.e., the project would involve at least one impact that is a "Potentially Significant Impact") as indicated by the checklist on the following pages:

[x] Aesthetics	[x] Agricultural Resources	[x] Air Quality
[x] Biological Resources	[x] Cultural Resources	[ ] Geology/Soils
[ ] Hazards and Hazardous Materials	[ ] Hydrology/Water Quality	[x] Land Use/Planning
[ ] Mineral Resources	[x] Noise	[x] Population/Housing
[ ] Public Services	[ ] Recreation	[x] Transportation/Traffic
[ ] Utilities/Service Systems	[x] Mandatory Findings of Significance	

Determination: (to be completed by the lead agency)

On the basis of this initial evaluation:

[ ] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

[x] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

[ ] I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

[ ] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Kimberly A Kerr — Signature

5/25/12 — Date

Kimberly A. Kerr — Printed Name

Asst. CAO — For County of El Dorado

Aesthetics

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I.	**AESTHETICS.** Would the project:				
a.	Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	☒	☐	☐	☐
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☒	☐	☐	☐

Setting

The County of El Dorado, located in east-central California, encompasses 1,805 square miles of rolling hills and mountainous terrain. The county's western boundary contains part of Folsom Lake, and the eastern boundary is also the California-Nevada state line. The county is topographically divided into two zones. The northeast corner of the county is in the Lake Tahoe basin, while the remainder of the county is in the "western slope" of the Sierra Nevada, the area west of Echo Summit. A large portion of the county is within the jurisdiction of Eldorado National Forest, which supports recreational and forestry activities.

The areas under County jurisdiction include low-density suburbs, small rural communities, rolling grazing lands, and hills and valleys supporting rural residential and agricultural activities. The overall aesthetic setting, particularly outside of the urbanized areas such as El Dorado Hills and Cameron Park, is one of rural open space (often composed of working landscapes), forested ridgelines, and mountain vistas (EDAW 2003).

Impact Discussion

The overall population of the county is not expected to change as a result of the Targeted General Plan Amendments (TGPA) or Zoning Ordinance Update, nor will development expand beyond those areas already identified for future development on the current General Plan. However, proposed TGPA policies allowing higher density development in areas designated for high-density residential or mixed uses in community areas and rural communities would potentially result in new multi-

story structures. Proposed Chapter 17.34 Outdoor Lighting of the Zoning Ordinance Update would help reduce the light and glare effects associated with new development.

a. Have a substantial adverse effect on a scenic vista?

Multi-story residential or mixed-use buildings in areas that are presently developed with single- and double-story buildings could potentially affect views of surrounding hills and open spaces. This will be addressed in the Environmental Impact Report (EIR).

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?

A portion of State Highways 50 and 89 are designated state scenic highways within the County of El Dorado. Proposed changes in the TGPA or Zoning Ordinance Update would not increase the potential for substantial damage beyond the potential under the existing General Plan and Zoning Ordinance Update. However, new development will occur under the requirements and standards of the TGPA and comprehensive zoning update, altering the existing environment, and may result in effects on existing scenic resources along these highways. The potential for change is greatest along the Highway 50 corridor. This will be addressed in the EIR.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Allowing commercial and industrial uses in the Rural Regions, along with the presences of multi-story structures, could potentially alter the character of rural communities. This will be addressed in the EIR.

d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

New development under the TGPA and comprehensive zoning update could increase the potential for increased light or glare beyond existing levels. This may be a significant effect and will be addressed in the EIR.

Agricultural Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
II.	**AGRICULTURAL RESOURCES.** In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation. Would the project:				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☐	☐	☒
c.	Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☒	☐	☐	☐

Setting

The County of El Dorado has an active agricultural economy in its rural areas. This includes an active wine industry and the agriculture associated with the Apple Hill area (largely fruits and nuts). In 2010, gross crop value in the County was approximately $35 million, including timber harvesting on public and private lands. Total estimated economic value to the County was $360 million, of which approximately $158 million derived from the wine industry and $108 million from business associated with Apple Hill. The top five agricultural commodities in the County in 2010, by proportion of the overall gross crop value, were: fruits and nuts (30%), livestock (22%), wine grapes (17%), hay and pasture (12%) and Christmas trees (7%) (The County of El Dorado Agricultural Commissioner 2010).

According to the Department of Conservation's Farmland Mapping and Monitoring Program, The County of El Dorado contains large amounts of grazing land (193,833 acres), a smaller amount of Farmland of Local Importance (59,565 acres), and relatively small amounts of land identified as Prime Farmland (661 acres), Farmland of Statewide Importance (827 acres), and Unique Farmland (3,206 acres) (California Department of Conservation).

Impact Discussion

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

A small amount of agricultural land is converted in the County of El Dorado each year as a result of suburbanization or land being removed from production. The provisions of the Zoning Ordinance Update related to farm businesses are intended to provide an economic incentive to farmers to retain their land in agriculture by providing alternative sources of income. The project may result in substantial conversions, because of the option to allow for increased business opportunities on areas currently designated for agriculture and not current designated for development. There will be a potential significant impact.

b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

The Zoning Ordinance Update will ensure that lands under Williamson Act contracts retain the appropriate zoning. Accordingly there would be no conflict and no impact.

c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

The existing General Plan contains policies to protect agricultural operations from incompatible land uses. The proposed project will only strengthen these policies. However, the project may result in substantial conversions, because of the option to allow for increased business opportunities on areas currently designated for agriculture and not current designated for development. There will be a potential significant impact.

Air Quality and Greenhouse Gases

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III.	**AIR QUALITY.** When available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
f.	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
g.	Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Setting

The area of potential impact is in the Mountain Counties Air Basin, and air pollutant emissions from most stationary sources and some mobile sources are regulated by the County of El Dorado Air Quality Management District (AQMD). Most mobiles sources in the County (e.g. motor vehicles) are under the jurisdiction of the California Air Resources Board (CARB). The AQMD regulates air quality through the federal and state Clean Air Act, district rules, and its own permitting authority. At the same time, counties within the Sacramento Area (Sacramento, Yolo, and portions of Placer, El Dorado, Solano, and Sutter) are under the jurisdiction of the Sacramento Metropolitan Air Quality

Management District (SMAQMD) and have adopted the 2009 Sacramento Metropolitan Area 8-Hour Ozone Attainment Plan (Ozone Plan). This plan outlines strategies to achieve the health-based ozone standard. The Sacramento Region is also in the process of developing a plan to address Particulate Matter (PM).

The greenhouse gases primarily generated by vehicle exhaust and fossil fuel combustion are carbon dioxide (CO_2), methane (CH_4), and nitrogen oxide (N_2O).

The Intergovernmental Panel on Climate Change (IPCC) estimates that CO_2 accounts for more than 75% of all anthropogenic (i.e., man-made) Green House Gas (GHG) emissions. Three quarters of anthropogenic CO_2 emissions are the result of fossil fuel burning, and approximately one quarter of emissions are the result of land-use change (Intergovernmental Panel on Climate Change 2007). CH_4 is the second largest contributor of anthropogenic GHG emissions and is the result of growing rice, raising cattle, combustion, and mining coal (National Oceanic and Atmospheric Administration 2005). N_2O, while not as abundant as CO_2 or CH_4, is a powerful GHG. Sources of N_2O include agricultural processes, nylon production, fuel-fired power plants, nitric acid production, and vehicle emissions.

In order to simplify reporting and analysis, the IPCC defines the global warming potential of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO_2 equivalents (CO_2e), which compares the gas in question to that of the same mass of CO_2 (CO_2 has a Global Warming Potential (GWP) of 1 by definition).

The SMAQMD's *Guide to Air Quality Assessment in Sacramento County* establishes analysis expectations with regard to GHG emissions in California Environmental Quality Act (CEQA) documents (Sacramento Metropolitan Air Quality Management District 2009). The district recommends that an analysis of potential impacts of project-generated GHG emissions should include a description of GHGs, summary of existing regulations, and a discussion of GHG emissions sources in the project area. The guidelines further state that the analysis quantifies the mass emissions associated with project construction and operations. Although the Guidelines recommend GHG emissions should be quantified, they do not establish a set emissions thresholds. Rather, they state that the Lead Agency should determine a threshold appropriate to the project using either thresholds adopted by other agencies or their own. Finally, the SMAQMD requires that CEQA documents make a conclusion as to the significance of project-related GHG emissions and identify feasible mitigation measures. The El Dorado AQMD does not currently contain any guidance for the analysis of climate change impacts.

Impact Discussion

Although the proposed TGPA and Zoning Ordinance Update would not substantially increase the area proposed for future development under the General Plan, development under the TGPA and Zoning Ordinance Update would increase the intensity of development relative to existing conditions in some areas.

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . However, the TGPA will encourage higher density development within high-density residential and mixed-use developments in community regions, rural communities, and infill locations. This may result in increased traffic and a related increase in emissions.

a. Conflict with or obstruct implementation of the applicable air quality plan?

Future development will not vary substantially from the existing General Plan, which has been accounted for in the SMAQMD's air pollutant emissions inventories. As a result, no conflict is expected to occur and there would be no impact.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Future development projects will be subject to the County of El Dorado AQMD rules and best management practices. No new land uses not currently allowed would be allowed as a result of the project. No violations of air quality standards are expected to occur as a result of the project, and there would be no impact.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Development under the existing General Plan will increase criteria pollutant emissions. The TGPA and Zoning Ordinance Update do not propose any reductions in development potential over the existing General Plan. Therefore, they are expected to increase pollutant emissions over existing conditions. This will be addressed in the EIR.

d. Expose sensitive receptors to substantial pollutant concentrations?

Development under the existing General Plan may expose sensitive receptors to pollutant concentrations, including "hot spot" emissions. The TGPA and Zoning Ordinance Update do not propose any reductions in development potential over the existing General Plan. Therefore, future development projects under the TGPA and Zoning Ordinance Update may likewise result in the exposure of sensitive receptors. This will be addressed in the EIR.

e. Create objectionable odors affecting a substantial number of people?

The project does not include any specific development proposals. Objectionable odors depend on the type of project being proposed (e.g., wastewater treatment plant, feedlot, tannery). At this time, there is no proposal that would result in the creation of new objectionable odors. No new land uses not currently allowed would be amended as a result of the project. There would be no impact.

f. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The County is in the process of analyzing the project's potential to emit GHGs. Because global climate change is a cumulative impact (i.e., the result of many contributions, most or all of which may be less than significant when viewed individually) emissions that are small in comparison to total global emissions may nonetheless be significant. In an abundance of caution, this Environmental Checklist assumes that the analysis will result in a conclusion that the emissions will be significant. This topic will be analyzed in more detail in the EIR.

g. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The two most applicable GHG plans to the proposed project are AB 32 and SB 375. AB 32 is designed to reduce California's GHG emissions to 1990 levels by the 2020. SB 375 requires the Sacramento Area Council of Governments (SACOG) to adopt a Sustainable Communities Strategy that addresses how the regions will obtain emissions reductions targets established by the Air Resource Board (ARB). SACOG adopted its Metropolitan Transportation Plan (MTP)/Sustainable Communities Strategy (SCS) to comply with SB 375 in April 2012.

The proposed project will be consistent with the 2012 MTP, which in turn complies with SB 375. This Environmental Checklist assumes that the analysis will result in a conclusion that the emissions will be significant. The EIR will analyze if the project will conform to the general reduction policy established by AB 32 in more detail. In an abundance of caution, this Environmental Checklist has indicated that the impact may be significant; which shall be determined after further analysis.

Biological Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IV.	**BIOLOGICAL RESOURCES.** Would the project:				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Setting

As discussed in the EIR certified for the current General Plan (from which much of the following summary is excerpted), the County of El Dorado possesses a diversity of habitats and native flora

and fauna. The physical features that support these diverse habitats include a wide range of elevations and varied terrain, diverse soils, large tracts of contiguous natural habitat, and a range of climatic conditions. Habitats are generally distributed in an integrated mosaic pattern across the County. Coniferous forest is dominant at higher elevations in the eastern portion of the County, including the Lake Tahoe Basin; oak and hardwood habitats are found mostly in the central region; and annual grassland, chaparral, agriculture, and urban development is found primarily in the western third of the County.

The array of habitats in the County of El Dorado supports abundant and diverse fauna. For example, Sierran mixed conifer habitat alone, the most common habitat in the County, supports 355 species of animals. Oak woodlands provide habitat for more than 100 species of birds, 60 species of mammals, 80 species of amphibians and reptiles, and 5,000 species of insects. Blue oak-foothill pine, another major habitat type in the County of El Dorado, provides suitable breeding habitat for 29 species of amphibians and reptiles, 79 species of birds, and 22 species of mammals. In addition, unique habitat exists for a number of special-status plant species.

Water bodies within and bordering the County of El Dorado support numerous species of native and introduced game and nongame fish. Historically, steelhead and other anadromous fishes have been prevented from upstream migration on the South Fork of the American River above Salmon Falls and, later, Folsom Dam. Important habitat for anadromous fishes on the Cosumnes River is located downstream of the section of the river that flows through the County (EDAW 2003).

Impact Discussion

a. through f.

Future development consistent with the project will not vary substantially from the existing General Plan, particularly in relation to the area projected for future development. However, there may be impacts from the expansion of rural commerce opportunities and that development may result in losses of habitat relative to existing conditions and the associated impacts on special-status species. The project may result in significant impacts in this regard. This will be addressed in the EIR.

Cultural Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
V.	**CULTURAL RESOURCES.** Would the project:				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☒	☐	☐	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Prehistoric and Ethnographic Setting

The project area is located in the Sierra Nevada foothills, adjacent to the Sacramento Valley. Little archaeological evidence has been found that indicates human use of the area during the late Pleistocene and early Holocene eras (14,000–6,000 B.P.). This lack of evidence is likely due to data gaps in the archaeological record rather than indicating that the area was not used. Most Pleistocene- and early Holocene-era sites in the Sacramento Valley area are deeply buried in accumulated gravels and silts or have eroded away. More archaeological information is available about people in the area beginning in the mid-Holocene (5000 B.P.). Between 5000 B.P. and the mid-1800s, native Californians utilized the area, developing a broad hunter-gatherer subsistence strategy and a diverse technology base.

The indigenous people that occupied the project area at the time of European contact are called the Nisenan, or Southern Maidu. The Nisenan language, together with the languages of the Maidu and Konkow, their northern neighbors, form the Maiduan language family (Kroeber 1925). Ethnographic information on the Nisenan is summarized in Wilson and Towne (1978).

Early Nisenan contact with Europeans appears to have been limited to the southern reaches of the Nisenan's territory when Spanish expeditions began to cross Nisenan territory during the early 1800s. Unlike the valley Nisenan, the groups in the foothills remained relatively unaffected by the European presence until the discovery of gold at Coloma in 1848. In the 2 or 3 years following the gold discovery, Nisenan territory was overrun by settlers from all over the world. Gold seekers and the settlements that sprang up to support them were nearly fatal to the native inhabitants. The

sudden onslaught of humanity brought disease and violent conflict to the indigenous groups who lived in the area. Survivors lived on the edges of foothill towns, where they worked as wage laborers and domestic help. Nisenan still live in the County of El Dorado today and have made great strides in regenerating their culture.

Historic Context

The County of El Dorado is one of the original 27 counties created by the California State Legislature in 1850. Originally, the County's boundaries included parts of present-day Amador, Alpine, and Placer Counties. By 1919, the state had adopted the current boundary lines that are marked to the east by the state of Nevada and to the west by Sacramento County. The American and Cosumnes Rivers form the County's northern and southern boundaries. The original County seat was the town of Coloma, but in 1857 the County seat was moved to Placerville (Coy 1973:97–99; Hoover et al. 1990:71).

On January 24, 1848, James W. Marshall, an employee of John A. Sutter, discovered gold near the area of present-day Coloma. The first mining town in California sprouted soon after his discovery, and the gold region of the County of El Dorado experienced rapid growth. It was likely Marshall's discovery, as well as gold discovered by others, from which the County derives its name, El Dorado, meaning "the gilded man" in Spanish (Hoover et al. 1990:71–72).

For many years during and after the Gold Rush, gold mining was the predominant industry in the County of El Dorado. The County lies on a rich ore vein that extends through several counties on the western slope of the Sierra Nevada. By the turn of the twentieth century, lumbering, raising livestock, and farming had joined mining as the principal industries of the County.

Impact Discussion

Although the proposed TGPA and Zoning Ordinance Update would not substantially increase the area proposed for future development under the General Plan, development under the TGPA and Zoning Ordinance Update may change existing conditions by increasing the intensity of development relative to existing conditions.

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

The TGPA and Zoning Ordinance Update do not include any specific development project. As a result, their effect on any specific resource cannot be determined. At the same time, the potential for future demolition of historic structures cannot be discounted. Therefore, development under the TGPA and Zoning Ordinance Update may result in a substantial adverse change. This will be addressed in the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

The TGPA and Zoning Ordinance Update do not include any specific development project. As a result, their effect on any specific resource cannot be determined. At the same time, the potential for a substantial adverse change in an archaeological resource cannot be completely discounted. Therefore, development under the TGPA and Zoning Ordinance Update may result in a substantial adverse change. This will be addressed in the EIR.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The TGPA and Zoning Ordinance Update do not include any specific development project. Consequently, their effect on any specific resource cannot be determined. The potential for paleontological resources is low, given the underlying geology of the County. Therefore, development under the TGPA and Zoning Ordinance Update is unlikely to result in a substantial adverse change. This will be addressed in the EIR.

d. Disturb any human remains, including those interred outside of formal cemeteries?

The TGPA and Zoning Ordinance Update do not include any specific development project. Consequently, their effect on any specific resource cannot be determined. However, state regulations requiring the reporting and proper respectful handling of human remains uncovered during construction activities avoid this impact (see California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98). Therefore, development under the TGPA and Zoning Ordinance Update is not expected to result in a significant effect. This will be addressed in the EIR.

Geology and Soils

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VI.	**GEOLOGY AND SOILS.** Would the project:				
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	2. Strong seismic groundshaking?	☐	☐	☐	☒
	3. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	4. Landslides?	☐	☐	☐	☒
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c.	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Setting

The County of El Dorado is in the Sierra Nevada geomorphic province of California between the Great Valley province to the west and the Basin and Range province to the east. The Sierra Nevada province consists of Pliocene and older deposits that have been uplifted as a result of plate tectonics, granitic intrusion, and volcanic activity. Subsequent glaciation and additional volcanic activity led to the general east-west orientation of stream channels.

Seismic activity can cause hazards associated with seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides, avalanches, and structural hazards, depending on soil and geologic conditions. Historical seismic activity and fault and seismic hazards mapping in the County indicate that the County has relatively low potential for seismic activity. No active faults have been mapped in the County, and none of the known inactive faults has been designated as an Alquist-Priolo Earthquake Fault Zone. The distribution of known faults in The County of El Dorado is concentrated in the western portion of the County, with several isolated faults in the central County area and the Lake Tahoe Basin.

The Seismic Hazard Mapping Act requires the State Geological Survey to prepare maps illustrating areas of geologic hazard, including potential landslide areas. The mapping program has centered on the state's major urban areas and no maps are available for the County of El Dorado (EDAW 2003).

The County requires a soils/geotechnical report to be prepared for commercial projects and certain nondiscretionary residential projects (i.e., projects where fill material is placed onsite, a cut or fill exceeding 10 feet in depth, or projects that increase soil-bearing values). All discretionary development must also conduct a soils/geotechnical study; these projects must further comply with all provisions current County standards and manuals. Report for tentative maps that "shall define the suitability for a tract with regard to waste discharge, building foundations, grading and drainage, traffic circulation, and passive solar opportunities." The soils and geology component of the report is required to include the following information.

- Groundwater effects on slope stability.
- Seismic risks.
- Earth movement unrelated to seismicity (e.g., landslides).
- Expansive soils.

Impact Discussion

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from geologic activity?

The proposed project would not expose people or structures to potential adverse effects due to rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides. Future specific development projects under the TGPA and Zoning Ordinance Update will be subject to standard requirements under the California Building Code designed to reduce risk from geologic activity to acceptable levels. There would be no impact.

b. Result in substantial soil erosion or the loss of topsoil?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the TGPA and Zoning Ordinance Update are not expected to result in substantial soil erosion or topsoil loss, because they will be subject to regulations of the Regional Water Quality Control Boards (RWQCBs) designed specifically to prevent erosion or topsoil loss from occurring. A list of the general orders of the Lahontan and Central Valley RWQCBs, including those applicable to construction activities, is attached. As a result of these requirements, any impact would be less than significant.

c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the TGPA and Zoning Ordinance Update are not expected to result in substantial unstable soil or geologic units prone to landslide, slumping, lateral spreading, subsidence, liquefaction or collapse because projects will be subject to the requirements of the current California Building Code. This code includes requirements for preparation of geotechnical reports on which to base construction design for projects that are greater than one story and 4,000 square feet in area. Any impact would be less than significant.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the TGPA and Zoning Ordinance Update will be subject to the requirements of the California Building Code and therefore are not expected to result in substantial impact.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects will be required to comply with County regulations on the use of septic tanks and wastewater disposal and therefore are not expected to result in substantial impacts.

Hazards and Hazardous Materials

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VII.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e.	Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f.	Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Setting

The County of El Dorado does not have any sites listed on the California Department of Toxic Substances Control's (DTSC) "Hazardous Waste and Substances Site List—Site Cleanup (Cortese List)" database (DTSC 2012). The State Water Resources Control Board's GeoTracker database lists more than 310 clean-up sites in the County of El Dorado related to underground storage tanks, most of which have been remediated and the case has been closed (State Water Resources Control Board 2012).

Most hazardous materials regulation and enforcement in the County of El Dorado are overseen by the County of El Dorado Environmental Management Department, which serves as the state-designated "certified unified program agency" (CUPA) responsible for administering state regulations regarding the permitting, notification, and clean-up of hazardous materials. Large cases of hazardous materials contamination or violations are referred to the Lahontan RWQCB and DTSC for remediation enforcement. Other agencies, such as the County of El Dorado AQMD and the federal and state Occupational Safety and Health Administrations, may also be involved when issues related to hazardous materials arise.

State regulations require the preparation of preliminary environmental assessments of sites with known or suspected hazardous material contamination in order to assess the need for clean-up. Remediation would be required prior to development.

The County of El Dorado adopted its Multi-Jurisdictional Local Hazard Mitigation Plan on March 29, 2005. The plan establishes the County's approach to hazard reduction and emergency response. It has been approved by the Federal Emergency Management Agency (FEMA). In 2009, the County General Plan was amended to integrate the Multi-Jurisdictional Local Hazard Mitigation Plan into the Public Safety, Health and Noise Element.

Substantial portions of the County of El Dorado are identified as moderate, high, and very high fire risk on the Fire Hazard Severity Zones map adopted by the California Department of Forestry and Fire Protection Agency in 2007. The California Building Code (including the California Fire Code) and regulations adopted by the California Building Standards Commission (Title 24, Section 701A.3.2 New Buildings Located in Any Fire Hazard Severity Zone, California Code of Regulations) require that new construction in fire hazard zones be constructed of fire-resistant materials and that "defensible space" be maintained around all structures, including existing buildings. These requirements are enforced by the County of El Dorado Building Safety Services Division though the issuance and inspection of building permits. The County of El Dorado subdivision ordinance contains provisions for denying any proposed subdivision that would expose occupants or neighbors of the subdivision to excessive fire risk (EDAW 2003).

Impact Discussion

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the TGPA and Zoning Ordinance Update would involve small quantities of commonly used materials, such as fuels and oils, to operate construction equipment. However, because standard construction best management practices would be implemented to

avoid the release of pollutants during construction of the proposed project, this impact is considered less than significant. Any potentially contaminated areas, if encountered during construction, will be evaluated by a qualified hazardous material specialist in the context of applicable County and state regulations. In addition, the TGPA would allow commercial and industrial uses in rural regions. This would result in the storage of hazardous materials in areas where they are not currently allowed. Storage and use of hazardous materials is regulated by state law, which requires the preparation and filing of hazardous materials plans with the County Environmental Management Department. The existing regulatory scheme would ensure that hazardous materials are properly handled and stored. The impact would be less than significant.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . There are no reasonably foreseeable circumstances under which the project would create a hazard to the public or the environment through upset and accident conditions involving the release of hazardous materials into the environment. There would be no impact.

c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . There are no reasonably foreseeable circumstances under which the project would result in the emission of hazardous materials within one-quarter mile of a school, existing or proposed.

d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

There are listed sites within the County of El Dorado, particularly leaking underground storage tanks. No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future development under the TGPA and Zoning Ordinance Update would be subject to County and state regulations governing development on listed sites. There would be no impact.

e. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the proposed project would be subject to the restrictions set out in the County Airport Comprehensive Land Use Plan and in proposed Section 17.17.020 (Airport Safety Combining Zone) of the Zoning Ordinance Update . Therefore, there would be no impact.

f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The proposed TGPA and Zoning Ordinance Update would not change land use designations in the areas of private airstrips and therefore would not result in an impact.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The TGPA and Zoning Ordinance Update are consistent with the Multi-Jurisdictional Local Hazard Mitigation Plan. There would be no impact.

h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Large portions of the County of El Dorado are identified as susceptible to fire hazard. No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future development projects under the TGPA and Zoning Ordinance Update would be required to comply with County and state regulations that would reduce fire risk to acceptable levels. The impact would be less than significant.

Hydrology and Water Quality

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VIII.	**HYDROLOGY AND WATER QUALITY.** Would the project:				
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?	☐	☐	☐	☒
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?	☐	☐	☒	☐
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f.	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g.	Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	☐	☐	☒	☐

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j.	Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Setting

The major water supply source in the County of El Dorado is surface water diverted from rivers, streams and reservoirs, and conveyed to water users via canals and, after treatment, pipelines. Access to groundwater is relatively limited (compared with access to surface water) as a result of geologic conditions and the related fragmented/fractured rock groundwater system found in the County, although groundwater remains the primary source of water in rural areas. Water supply availability is a function of natural conditions, such as climate (precipitation and evaporation), soil permeability, topography, and hydrogeology (including the capacity, location, and quality of aquifers), as well as management activities such as the construction and operation of distribution, storage, and treatment facilities.

Surface water on the west slope of the County of El Dorado is contained in three principal watersheds: the Middle Fork American River, the South Fork American River, and the Cosumnes River. The El Dorado Irrigation District (EID), Georgetown Divide Public Utilities District (GDPUD), and Grizzly Flats Community Services District (GFCSD) manage domestic water supplies for the west slope, with EID serving by far the largest number of customers. These agencies also provide surface water to a majority of the irrigated agricultural land in the County. Water for the remaining agricultural areas comes from small water systems that obtain their supply from community systems, individual groundwater wells, and riparian diversions.

Surface water quality is regulated by the Central Valley Water Quality Control Board (WQCB) and, for the Tahoe Basin, Lahontan Regional WQCBs. Potential sources for diminished surface water quality include urban runoff, wastewater treatment plant operations, construction activities, and agricultural runoff. The RWQCBs regulate urban runoff, waste discharges from wastewater treatment plants, and construction activities (these are also regulated by the County under its grading and erosion control standards and management practices recommended by the Agricultural Commissioner and approved by the Board of Supervisors) through general permits and general orders (for timber harvesting, irrigated agricultural lands, and food processors, for example), as well as individual waste discharge requirements (for treatment plants, for example) (EDAW 2003).

Impact Discussion

a. Violate any water quality standards or waste discharge requirements?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future development projects will be required to comply with the regulatory requirements

of the RWQCBs and County ordinance standards. The TGPA and Zoning Ordinance Update would not have an impact.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . General plan policies require that site-specific developments with substantial water needs occur only in community areas and rural communities where adequate utilities are available. Water purveyors in the County of El Dorado rely primarily on surface water supplies, so future projects would not substantially deplete groundwater supplies. The project would have no impact.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future projects under the proposed project would be subject to the general order regulations to minimize construction-related erosion set out by the RWQCBs, as well as County grading and erosion control standards. No specific development projects are being proposed as part of this action that would substantially alter existing drainage patterns. Altering the course of a stream or river would require discretionary permits, such as a Streambed Alteration Agreement (Department of Fish and Game) or a Section 404 permit (U.S. Army Corps of Engineers), that would require a project-specific California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA) analysis. The TGPA and Zoning Ordinance Update project would have no impact.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?

The County of El Dorado participates in the National Flood Insurance Program and limits development within floodplains by ordinance. The Zoning Ordinance Update includes Chapter 17.32 Flood Damage Protection, which will impose restrictions on development necessary to ensure the County's continued participation in the federal program. This includes ensuring that development projects do not result in downstream flooding. Altering the course of a stream or river would require discretionary permits, such as a Streambed Alteration Agreement (Department of Fish and Game) or a Section 404 permit (U.S. Army Corps of Engineers), that would require a project-specific CEQA or NEPA analysis. If the project would potentially result in onsite or offsite flooding, that impact would be identified and mitigated as part of the CEQA or NEPA process. Impacts from development under the TGPA and Zoning Ordinance Update associated with the alteration of drainages are considered to be less than significant.

e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The County subdivision ordinance will require that future development projects include

sufficient stormwater drainage provisions to handle the runoff from those projects. The TGPA and Zoning Ordinance Update would have no impact.

f. Otherwise substantially degrade water quality?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future development will be subject to state and local regulations that protect water quality. This impact is considered to be less than significant.

g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The County of El Dorado participates in the National Flood Insurance Program and limits development within floodplains by ordinance. The Zoning Ordinance Update includes Chapter 17.32 Flood Damage Protection, which will impose restrictions on development necessary to ensure the County's continued participation in the federal program. This project will not result in the designation of lands within the floodplain for development that are now not designated for development. This impact is considered to be less than significant.

h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?

The County of El Dorado participates in the National Flood Insurance Program and limits development within floodplains by ordinance. The Zoning Ordinance Update includes Chapter 17.32 Flood Damage Protection, which will impose restrictions on development necessary to ensure the County's continued participation in the federal program. This impact is considered to be less than significant.

i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

The County of El Dorado participates in the National Flood Insurance Program and limits development within floodplains. This project will not result in the designation of lands within the floodplain for development that are now not designated for development. The Zoning Ordinance Update includes Chapter 17.32 Flood Damage Protection and Section 17.27.040 Dam Failure Inundation Combining Zone, which will impose the necessary restrictions on development to ensure the County's continued participation in the federal program and establish enforceable restrictions on new development in any dam failure inundation area. Section 17.27.040 implements existing General Plan Policy 6.4.2 Dam Failure Inundation.

Currently there are 59 dams in the County of El Dorado that are listed in the National Inventory of Dams. Of these, nine dams in the County are classified as High Hazard Potential and 35 dams are classified Medium Hazard Potential. This does not suggest dams will fail; only that if they do they could result in inundation hazards. In addition, one dam in Amador County classified as a High Hazard Potential class dam may inundate inhabitants in a the County of El Dorado in the unlikely event of a dam failure. The County has mapped those areas subject to inundation in the case of a dam failure. The proposed amendments will not substantially change the existing regulatory environment and increase existing risks. These impacts are considered to be less than significant.

j. Contribute to inundation by seiche, tsunami, or mudflow?

This project will not result in the designation of areas subject to seiche, tsunami, or mudflow for development that are now not designated for development. This impact would be less than significant.

Land Use and Planning

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IX.	**LAND USE AND PLANNING.** Would the project:				
a.	Physically divide an established community?	☐	☐	☐	☒
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or Zoning Ordinance Update) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Setting

The physical environment of the County of El Dorado is an important influence on its land use and development patterns. The most important physical features affecting development are the Sierra Nevada range, U.S. Highway 50 (U.S. 50), large areas of the County dominated by forestland, and Lake Tahoe. The Sierra Nevada divides the County of El Dorado into two distinct topographic areas—the western slope and Lake Tahoe Basin. The western slope extends from the Sacramento County line on the west to the summit of the Sierra Nevada on the east and contains most of the developed land and most of the forest land in the County. Development on the western slope is concentrated near the western County line and along U.S. 50. The density of residential and commercial development gradually decreases and the amount of open space (agricultural fields and forestland) increases heading east from the foothills to the Sierra Nevada summit. Placerville, located approximately 15 miles east of the County line, is the only incorporated city on the western slope.

The Lake Tahoe Basin extends from the eastern side of the Sierra Nevada to the California-Nevada border. This mountainous area is characterized physically by rugged and steep terrain. The focal point of the eastern slope is the Lake Tahoe Basin, the southwest quadrant of which is in the County of El Dorado. The County's only other incorporated city, South Lake Tahoe, is located at the southern tip of Lake Tahoe.

U.S. 50 bisects the County of El Dorado, traveling east-west from Sacramento County through Placerville to and past the California-Nevada border just south of Lake Tahoe. Historically, development in the County has closely followed this route, with the densest development in the west. The cities, towns, and developments along this corridor include El Dorado Hills, Cameron Park, Shingle Springs, Placerville, Pollock Pines, and South Lake Tahoe. In addition to being a development

pathway, U.S. 50 is a major transportation corridor for residents living in the County of El Dorado and working in Sacramento County and for recreation-related traffic generated in areas outside of the County.

One reason for the clustering of development in the western portion of the County is the expanse of forestland that covers much of the eastern two-thirds of the County. Most of this land is within the Eldorado National Forest, administered by the U.S. Forest Service (USFS); other areas are privately owned commercial timberland. Towns and individual residences are scattered throughout these areas. For the most part, any pockets of substantive development in the area east of Placerville are clustered along the U.S. 50 corridor.

Outside the U.S. 50 corridor, western-slope development follows the other two main highways in the County: State routes (SR) 49 and 193. SR 49 crosses the County from north to south and connects many of the original boom towns founded during the California Gold Rush. This route is a prime tourist destination, and the City of Placerville and the towns of Cool, Pilot Hill, Coloma, Lotus, Diamond Springs, and El Dorado promote the mining heritage of the region with museums, historic districts, and commercial areas. SR 193 crosses the northern part of the County of El Dorado from SR 49 to Greenwood and Georgetown, then turns south through Kelsey and into Placerville. The Pleasant Valley & Rural Center areas along E16 may be potentially affected by expanded agricultural districts, opportunity areas, and the optional policy language that could allow some commercial or industrial uses in the rural regions.

A large portion of territory in the County is not subject to the County government's land use planning decisions. Approximately 46% of the land within the County is administered or owned by governmental entities that are not subject to the jurisdiction of the County. The largest non-jurisdictional landowners are the federal government (USFS and Bureau of Land Management) and the State of California (Department of Parks and Recreation and University of California). The Shingle Springs Rancheria of the Shingle Springs Band of Miwok Indians is treated as a sovereign nation under federal law. The cities of Placerville and South Lake Tahoe are also considered non-jurisdictional lands because the cities serve as the planning authority within their own city boundaries.

The County's adopted General Plan, zoning, subdivision, and grading ordinances, as well as other related County standards, guide land use decision-making within the County of El Dorado. Pursuant to California law (Government Code Section 65302, et seq.), the General Plan establishes the County's policies regarding land use, traffic/circulation, housing, open space and conservation, noise, and safety. The zoning and subdivision ordinances are required to be consistent with the policies of the General Plan.

Impact Discussion

a. Physically divide an established community?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The TGPA contains no proposed policies that would divide established communities. Likewise, the Zoning Ordinance Update , which is being undertaken in order to conform the Zoning Ordinance Update to the General Plan, does not contain regulations that would divide an established community. Further, the TGPA does not include substantial land use designation changes. The project would have no impact.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or Zoning Ordinance Update) adopted for the purpose of avoiding or mitigating an environmental effect?

The TGPA proposes changes to General Plan policies and therefore, once adopted, will not conflict with any policy for the protection of the environment. However, the proposed policy changes embodied in the TGPA may result in environmental impacts that would have been avoided through implementation of the existing General Plan policies. For example, the increase in allowable residential density within the high-density residential designation and in mixed-use development may result in greater traffic and aesthetic impacts. Similarly, encouraging infill development may result in greater traffic impacts near infill sites than would have occurred under the existing General Plan. This will be addressed in the EIR.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

The TGPA and Zoning Ordinance Update propose no changes to any habitat conservation plan. No natural community conservation plan exists in the County of El Dorado. The project would have no impact.

Mineral Resources

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
X.	**MINERAL RESOURCES.** Would the project:				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Setting

The County of El Dorado contains a wide variety of mineral resources. Both the U.S. Geological Service and the California Geological Survey have evaluated the potential locations and production capacity of various types of extractive resources throughout the County. Metallic mineral deposits, gold in particular, are considered the most significant extractive mineral resource. The California Gold Rush originated from gold discovered in the County of El Dorado. Other metallic minerals found in the County include silver, copper, nickel, chromite, zinc, tungsten, mercury, titanium, platinum, and iron. Nonmetallic mineral resources include building stone, limestone, slate, clay, marble, soapstone, sand, and gravel.

Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), the California State Mining and Geology Board oversees the Mineral Resource Zone (MRZ) classification system. The MRZ system characterizes both the location and known/presumed economic value of underlying mineral resources. Local agencies are required to use the classification information when developing land use plans and making land use decisions. Mineral land classification reports and maps have been developed for the project area, specifically the Auburn (1983), Camino and Mokelumne Hill (1987), Folsom (1984), Georgetown (1983), and Placerville (1983) 15-minute quadrangles.

The majority of the County's important mineral resource deposits are concentrated in the western third of the County. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas. The General Plan includes an MR overlay designation to identify these areas and limit activities that would conflict with mineral extraction. Where the MRZ-2 zones overlap Community Regions and Rural Centers, the General Plan does not apply an MR overlay because of the inherent conflicts between mineral resource extraction activities and the established residential and other higher intensity land uses within those planning concept areas. Areas where MRZ-2 lands were not included in the overlay designation include portions of the

Placerville and Diamond Springs community regions, portions of the Garden Valley and Kelsey rural centers, and part of the Crystal Boulevard platted lands area (EDAW 2003).

Impact Discussion

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The proposed TGPA and Zoning Ordinance Update would not substantively amend any policy or ordinance provision in a manner that would increase restrictions on the recovery of mineral resources. Further, the TGPA does not include substantial land use designation changes. There would be no impact.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The proposed TGPA and Zoning Ordinance Update would not amend any policy or ordinance provision in a manner that would increase restrictions on the recovery of mineral resources. Further, the TGPA does not include substantial land use designation changes. There would be no impact.

Noise

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI.	**NOISE.** Would the project:				
a.	Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	☒	☐	☐	☐
b.	Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d.	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e.	Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f.	Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Setting

There are numerous stationary noise sources (e.g., quarry operations, lumber mills, industrial facilities, park and sports facilities, airports) dispersed throughout the County. Some are located in urban settings and others, such as quarry operations, are sited in more rural locations. Noise-sensitive receptors located in the vicinity of these stationary sources consist primarily of residential dwellings. Traffic is the key mobile noise source, with the highest levels along US 50, SR 49 and arterial roads (EDAW 2003).

The El Dorado General Plan Public Health, Safety, and Noise Element establishes standards intended to protect noise-sensitive receptors. It establishes numerical limits for maximum allowable noise

exposure from transportation noise sources (refer to General Plan Table 6-1) and non-transportation noise sources (refer to General Plan Tables 6-2 through 6-5).

Impact Discussion

The TGPA does not propose any substantive change to existing General Plan noise policies. However, the TGPA includes an amendment to provide for exceptions to the noise standards for temporary night-time road work. Also, proposed Chapter 17.37 Noise Standards of the Zoning Ordinance Update includes provisions for limiting transportation and non-transportation noise at new sensitive receptors within standardized maximum levels. The ordinance allows for a discretionary exception where a public project emits night-time noise in excess of the standards. This substantially expands the existing noise regulations in Title 9 Public Peace, Morals, and Welfare of the County Ordinance Code that are generally limited to loud or raucous noise, motorboat noise on Lake Tahoe, and excessive noise in public parks.

a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

The Zoning Ordinance Update proposes to revise the County's noise standards, implementing the General Plan noise policies. The practical effect will be to expand the regulatory provisions beyond the existing code to cover more types of noise (i.e., noise from construction, non-transportation, and transportation sources) in more situations (i.e., when affecting noise sensitive land uses). The project would help ensure that persons are not exposed to noise levels in excess of the General Plan policies. At the same time, the TGPA may include expanded opportunities for commercial and industrial uses in rural areas which may result in localized increases in noise over current levels. This will be addressed in more detail in the EIR.

b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The proposed TGPA and Zoning Ordinance Update would not substantively amend any policy or ordinance provision in a manner that would increase exposure to groundborne vibration or noise levels. No new land uses not currently allowed would be allowed as a result of the project. The impact would be less than significant.

c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . However, the TGPA will encourage higher density development within high-density residential and mixed-use developments in community regions and rural communities, as well as infill locations. This may result in increased traffic and a related increase in the potential for excessive traffic noise at some locations. This will be addressed in the EIR.

d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The proposed Chapter 17.37 Noise Standards include limitations on construction noise.

Therefore, enactment of the project would reduce the potential for excessive construction noise. This impact would be less than significant.

e. Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?

Proposed Section 17.27.020 Airport Safety Combining Zone of the Zoning Ordinance Update provides standards for noise attenuation for new development within airport comprehensive land use plans. The impact would be less than significant.

f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Proposed Chapter 17.37 Noise Standards of the proposed Zoning Ordinance Update contains provisions for limiting transportation noise at new sensitive receptors. As a result, this effect will be less than significant.

Population and Housing

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII.	**POPULATION AND HOUSING.** Would the project:				
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☒	☐	☐	☐
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

As discussed in the Land Use and Planning section, the County of El Dorado contains substantial suburban development in discrete communities, particularly along U.S. 50 (e.g., El Dorado Hills, Cameron Park, Shingle Springs), as well as rural small towns (e.g., Georgetown, Diamond Springs) and scattered residences along the western slope. The County of El Dorado's population was estimated at 150,489 persons on January 1, 2011(California Department of Finance 2011a). Although the County of El Dorado has been known as a rapidly growing area, more recently the County's rate of growth has slowed considerably. In July 2011, the California Department of Finance ranked the County of El Dorado as 35th among California's 58 counties in rate of growth (California Department of Finance 2011b).

California Planning Law requires the County to adopt a housing element as part of its General Plan. The housing element identifies housing needs over the spectrum of incomes and provides strategies for meeting those needs. The County's housing need numbers are assigned to the County by the Sacramento Area Council of Governments (SACOG) as part of the regional housing needs allocation process. Under state law, the County must adopt a land use plan and regulatory system that provide sufficient opportunities for, and do not unduly constrain, housing development to meet the allocated housing need. The County of El Dorado adopted its most recent Housing Element in 2009 and obtained concurrence in the element's adequacy from the California Department of Housing and Community Development that same year. SACOG is expected to release the next update of the regional housing needs in October 2012 for integration into the County's Housing Element by October 2013 (EDAW 2003).

Impact Discussion

The TGPA and Zoning Ordinance Update do not alter the population assumptions used for the General Plan.

a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The County of El Dorado General Plan authorizes new development pursuant to its policies and in the locations identified in the General Plan. The TGPA revises certain General Plan policies, but would not substantively change the planned locations of future growth. Its proposed policy revisions encouraging infill development and providing for higher residential densities within high-density residential and mixed-use developments are intended to further encourage new development to locate within communities where services and utilities are available rather than in rural areas. This will potentially increase the intensity of development of individual parcels in rural centers, for example, although it will not change the distribution or total amount of development within the County. In some areas of the County, the project may have a significant impact.

b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?

For the reasons described above, the proposed TGPA and Zoning Ordinance Update project would not displace existing housing. Therefore, there would be no impact.

c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?

For the reasons described above, the proposed project would not displace residents. Therefore, there would be no impact.

Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII.	**PUBLIC SERVICES.** Would the project:				
a.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
	Fire protection?	☐	☐	☐	☒
	Police protection?	☐	☐	☐	☒
	Schools?	☐	☐	☐	☒
	Parks?	☐	☐	☐	☒
	Other public facilities?	☐	☐	☐	☒

Setting

Public services are provided within the County of El Dorado by a number of entities. The County Sheriff is responsible for law enforcement within the unincorporated areas. Fire protection is provided by the California Department of Forestry and Fire Protection in state responsibility areas, USFS on the Eldorado National Forest, and by 13 fire protection districts (e.g., Cameron Park Fire Department, the County of El Dorado Fire Protection District). Domestic water is provided by EID, GDPUD, and GFCSD for most communities on the western slope, with rural residences outside of the service areas using private wells. There are 15 school districts with a total of more than 60 schools in the County of El Dorado. The districts have varying levels of capacity for additional students. The County of El Dorado and a number of special districts provide parks and recreation facilities and services to County residents. Additional recreational opportunities are available at the Folsom Lake State Recreation Area and the Eldorado National Forest (EDAW 2003).

Impact Discussion

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: Fire protection; Police protection; Schools; Parks; or Other public facilities.

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The current County of El Dorado General Plan authorizes new development pursuant to its policies and in the locations identified in the General Plan. The TGPA revises certain General Plan policies, but would not substantively change the planned locations of future growth or the overall level of future growth and demand for services. The Zoning Ordinance Update conforms the Zoning Ordinance Update to the provisions of the General Plan. The Timber Production Zone could allow a single residence under specified conditions related to active timber harvesting operations, subject to a discretionary conditional use permit. However, because of the limitations on eligibility for such permits established in the TPZ, this is not expected to result in a substantial number of new homes being built in these areas. Similarly, compatible recreational and other non-timber uses may be permitted in TPZs, but only where fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities. Therefore, any increase in demand for services would be minimal.

The General Plan policies for the provision of services to meet the needs of future growth are not affected by the TGPA and Zoning Ordinance Update . The EIR for the 2004 General Plan identified significant and unavoidable impacts on services, including prospective impacts from new facilities to serve additional development under the General Plan. The TGPA and Zoning Ordinance Update would not contribute to that impact.

Recreation

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV.	**RECREATION.** Would the project:				
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Setting

The County of El Dorado and a number of park districts provide parks and recreation facilities and services to County residents. Additional recreational opportunities are available at the Folsom Lake State Recreation Area and the Eldorado National Forest. The County of El Dorado has an abundance of public lands available for recreation. However, it is generally underserved by developed community and local parks.

The parks and recreation element of the General Plan includes policies and standards for the provision of new parks and recreation facilities. Section 16.12.090 of the County subdivision ordinance authorizes the County to require the provision of parks and recreation facilities (or in-lieu fees) for new subdivisions at the rate of 3 acres per 1,000 residents (consistent with Government Code Section 66477) (EDAW 2003).

Impact Discussion

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . The proposed TGPA and Zoning Ordinance Update would not change the policies of the current General Plan's Parks and Recreation Element regarding new park facilities, nor would they alter the subdivision ordinance requirements for the payment of fees to finance additional parks and recreation facilities. The impact would be less than significant.

b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No specific development projects, including parks and recreation area development, are being proposed as part of the TGPA and Zoning Ordinance Update . There are no reasonably foreseeable construction or expansion of facilities associated with the TGPA and Zoning Ordinance Update . Therefore, no impacts would result from the proposed project.

Transportation and Traffic

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV.	**TRANSPORTATION/TRAFFIC.** Would the project:				
a.	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b.	Cause, either individually or cumulatively, exceedance of a level-of-service standard established by the County congestion management agency for designated roads or highways?	☒	☐	☐	☐
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d.	Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e.	Result in inadequate emergency access?	☐	☐	☐	☒
f.	Result in inadequate parking capacity?	☐	☐	☐	☒
g.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Setting

The County of El Dorado's transportation system is focused around the roadway network. Most travel in the County is done in automobiles because the low-density development patterns have limited the viability of facilities or services related to transit, bicycle, or pedestrian use. Although automobile travel is the primary function for the roadway network, the network also serves a variety of other users, including drivers of trucks and buses, bicyclists, pedestrians, and, in some locations, equestrians.

The roadway network is suburban in character in the larger communities such as El Dorado Hills and Cameron Park, and more urban in the incorporated cities of Placerville and South Lake Tahoe. The network is rural in character in most other portions of the County. U.S. 50 is the primary transportation corridor extending through the County from west to east and serves all of the County's major population centers, including El Dorado Hills, Cameron Park, Shingle Springs, Placerville, Camino, Pollock Pines, and South Lake Tahoe. It is a multi-lane freeway from the Sacramento County line to Placerville, and then alternates between freeway and limited access expressway from Placerville to Riverton. SR 49 is a north-south route through the County but is not developed to freeway or expressway capacity. Other state highways, County arterials, and a network of local public and private roads constitute the remainder of the roadway system. Access to property is either directly from fronting arterial roads or from public or private local roads, many of which are narrow and unpaved in the rural areas.

Commuting, shopping, recreation, and goods movement are responsible for most of the travel demand on the transportation system. The Lake Tahoe Basin and Eldorado National Forest are popular recreational attractions, with destinations such as Desolation Wilderness, ski areas, and Nevada casinos. Other attractions include the American River, Marshall Gold Discovery State Historic Park, Folsom Lake State Recreation Area, Sly Park Reservoir, historic downtown Placerville, and Apple Hill. These currently attract substantial levels of visitor traffic.

Traffic levels and congestion on the highways and County road system have long been subjects of concern within the County. The Transportation and Circulation Element of the current General Plan includes standards for road improvements, level of service (LOS) standards for select County roads, and policies relating to the funding of road improvements, among other things.

In addition to those policies, Measure Y (the "Control Traffic Congestion" Initiative) was approved by County voters in 1998. It mandates General Plan policies that require denial of residential projects of five or more parcels or units when the project will cause or worsen LOS F conditions. Measure Y policies also require development fees to fully mitigate traffic impacts of all new development, preclude the County from using tax revenues to pay for such mitigation, and prohibit the County from adding any road segments to the list of segments allowed to operate at LOS F without voter approval. The County has adopted traffic impact fee programs to help fund road improvements necessitated by new development (EDAW 2003).

Impact Discussion

The TGPA is proposing a number of revisions to the Transportation and Circulation Element of the General Plan, including moving some standards from the General Plan to the County design manual. Because the General Plan is a policy document and does not directly implement its own policies, moving standards from the General Plan to the design manual would retain those standards and provide a more direct method of implementation.

a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

The proposed revisions to the Transportation and Circulation Element may result in a change in projected traffic levels in the County. The proposed revisions to the Land Use Element increasing allowable residential density in high-density residential and mixed-use designations may similarly

result in changes in projected traffic levels. This may be a significant effect and will be addressed in the EIR.

b. Cause, either individually or cumulatively, exceedance of a level-of-service standard established by the County congestion management agency for designated roads or highways?

The TGPA's proposed revisions to the Transportation and Circulation and Land Use Elements may result in higher levels of congestion in some areas. This may be a significant effect and will be addressed in the EIR.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed project does not affect air traffic patterns, which are not regulated by the General Plan or Zoning Ordinance Update. Therefore, there will be no impact.

d. Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed TGPA would amend design standards, but would not change them in a substantive manner that would result in hazardous design features being installed with new roads. All standards will comply with accepted traffic planning standards. There will be no impact.

e. Result in inadequate emergency access?

No specific development project is being proposed. The TGPA would revise existing transportation and circulation element policies, but those changes would not substantively affect emergency access. There will be no impact.

f. Result in inadequate parking capacity?

Parking capacity is the realm of the Zoning Ordinance Update. The proposed Zoning Ordinance Update includes parking capacity standards. Therefore, it would have no impact on parking capacity.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The TGPA will not amend the General Plan policies related to alternative transportation. Therefore, it will have no impact.

Utilities and Service Systems

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	☐	☐	☐	☒
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Setting

The County of El Dorado's main water supply is surface water from streams and reservoirs; groundwater usage is fairly restricted because of geologic conditions found in the majority of the County. Because surface water supply can vary greatly due to natural conditions (i.e., rainfall, snowmelt, evaporation), management of the County's water supply through the operation of storage, distribution, and treatment facilities is particularly important. (For a more detailed discussion of surface water, see the Hydrology and Water Quality section above.)

There are three major drainage basins (watersheds) in the western slope of the County of El Dorado, each of which drains into one of these major rivers: the South Fork American River, the Middle Fork American River, and the Cosumnes River. Flooding is the main problem related to stormwater runoff, especially in urban areas. Other issues associated with stormwater runoff are sedimentation, erosion, and degradation of water quality.

Wastewater in the County of El Dorado is treated by two types of systems: 1) EID's wastewater treatment plants (WWTP) which are connected to the EID's wastewater collection system of pipelines and lift stations, and 2) onsite wastewater treatment systems (OWTS). The OWTS are either connected to individual residences or other buildings in areas not served by the EID collection system, or are small, community collection and disposal systems that also rely on septic tanks, underground disposal and other types of soil absorption systems.

Solid waste in the County is generated by commercial, industrial, institutional, and residential land uses. The unincorporated areas of the County of El Dorado generate solid waste mainly from residential uses. The County of El Dorado is divided into two waste management regions: the Tahoe Basin and the western slope. The solid waste produced in the County is shipped to the Lockwood Landfill in Nevada for disposal. The Union Mine Landfill is the last remaining landfill in the County of El Dorado but only receives processed sewage sludge from septic tanks. There is an onsite wastewater treatment plant where additional treatment of this water occurs (EDAW 2003).

Impact Discussion

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No specific development projects are being proposed as part of the TGPA and Zoning Ordinance Update . Future development projects will be required to comply with the regulatory requirements of the RWQCBs and County ordinance standards. The TGPA and Zoning Ordinance Update would not have an impact.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The General Plan policies for the provision of services to meet the needs of future growth are not affected by the TGPA and Zoning Ordinance Update . The TGPA revises certain General Plan policies, but would not substantively change the planned locations of future growth or the overall level of future growth and demand for services. Therefore, no new water or wastewater facilities will be required. The TGPA and Zoning Ordinance Update would not have an impact.

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The General Plan policies for the provision of services to meet the needs of future growth are not affected by the TGPA and Zoning Ordinance Update . In addition, the TGPA revises certain General Plan policies, but would not substantively change the planned locations of future growth or the overall level of future growth. Therefore, no new stormwater facilities will be required. There would be no impact.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

The General Plan policies for the provision of services to meet the needs of future growth are not affected by the TGPA and Zoning Ordinance Update . The TGPA revises certain General Plan policies, but would not substantively change the planned locations of future growth or the overall level of future growth and demand. Existing entitlements and water supply resources will be sufficient, and the TGPA and Zoning Ordinance Update would not have an impact.

e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The General Plan policies for the provision of services to meet the needs of future growth are not affected by the TGPA and Zoning Ordinance Update . Current wastewater treatment providers would continue to have adequate capacity to serve the County. There would be no impact.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Due to the fact that the proposed project would not substantively change the planned locations of future growth or the overall level of future growth in the County, the Lockwood Landfill in Nevada would have sufficient capacity to continue serving the County. There would be no impact.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

The General Plan policies for the provision of utility services to meet the needs of future growth of the County are not affected by the TGPA and Zoning Ordinance Update . The proposed project would comply with all federal, state and local laws and regulations related to solid waste. There would be no impact.

Mandatory Findings of Significance

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII.	**MANDATORY FINDINGS OF SIGNIFICANCE.**				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

This Environmental Checklist has concluded that the proposed project could have potentially significant impacts in the areas of aesthetics, air quality, biological resources, cultural resources, land use, noise, and transportation/traffic. Consequently, an Environmental Impact Report is required for the proposed TGPA and Zoning Ordinance Update to address these issues.

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TABLE OF GENERAL PERMITS FOR USE WITHIN THE LAHONTAN REGION

Order ID	Title	Fees (see Note 1)	URL	General Description
GENERAL ORDERS ADOPTED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LAHONTAN REGION				
R6T-2003-004	**General Waste Discharge Requirements for Small Construction Projects, including Utility, Public Works, and Minor Streambed/Lakebed Alteration Projects Throughout the Lahontan Region, Excluding Lake Tahoe**	TTWQ/CPX rating of 3C; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1) – Discharge to Land or Surface Waters, or part (a)(3)	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2003/docs/r6t-2003-0004_small_const_wdr.pdf	Regulates construction activity in specific high-elevation watersheds with land disturbance between 10,000 sq. ft. and 43,560 sq. ft. (one acre). It also may be used to regulate dredged and fill material discharges in State waters of the Lahontan Region when the federal Clean Water Act is not applicable (as determined by the US Army Corps of Engineers). This permit does not apply to projects within the Lake Tahoe Hydrologic Unit (please see General Order No. 6-91-31). Projects are typically non-recurring, and short-term (completed within two construction seasons). Requires application to Regional Water Board.
R6T-2008-0023	**National Pollutant Discharge Elimination System General Permit For Limited Threat Discharges To Surface Waters**	Based on TTWQ rating; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(9)	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2008/docs/r6t_2008_0023_wdr_npdes.pdf	Regulates project discharges that meet the following criteria: pollutant concentrations do not cause, have a reasonable potential to cause, or contribute to any excursion above any applicable federal water quality criterion set forth by the Clean Water Act Section 303, or regional water quality objectives; pollutant concentrations will not degrade water quality or affect beneficial uses; will not cause acute or chronic toxicity of receiving waters; and discharge to land is not practical. Requires application to Regional Water Board.
6-91-31	**General Waste Discharge Requirements for Construction of Small Commercial, Multi-Family Residential, Utility and Public Works Projects, Lake Tahoe Basin**	TTWQ/CPX rating of 3C; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1) – Discharge to Land or Surface Waters	http://www.waterboards.ca.gov/lahontan/water_issues/available_documents/misc/91_31.pdf	Regulates activities in the Lake Tahoe watershed such as construction or modification of small commercial, multi-family residential, or utility projects which does not include any outdoor waste-generating activities. Total disturbance must be less than one acre, in which case **a permit may not be required if the discharge/activity is subject to a Tahoe Regional Planning Agency permit**; contact Water Board staff. Requires application to Regional Water Board.
R6T-2010-0024	**National Pollutant Discharge Elimination System Permit For Surface Water Disposal of Treated Ground Water**	Based on TTWQ Category 2; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(9)	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2010/docs/r6t_2010_0024wdr.pdf	Regulates pollutants from ground water clean up actions involving discharge to surface waters, including wetlands. Primary pollutants covered are petroleum product and chlorinated hydrocarbon constituent residuals in treated waters. See permit for areas where discharge to surface waters is prohibited and permit does not apply. Requires application to Regional Water Board.

TABLE OF GENERAL PERMITS FOR USE WITHIN THE LAHONTAN REGION

Order ID	Title	Fees (see Note 1)	URL	General Description
GENERAL ORDERS ADOPTED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LAHONTAN REGION				
R6T-2004-0015	**Waste Discharge Requirements For Land Disposal Of Treated Ground Water**	Based on TTWQ/CPX rating; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1).	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2004/docs/r6t_2004_0015.pdf	Regulates pollutants from ground water clean up actions involving discharge to land with underlying ground water. Primary pollutants covered are petroleum product and chlorinated hydrocarbon constituent residuals in treated waters. Requires application to Regional Water Board.
R6T-2011-0019	**National Pollutant Discharge Elimination System Permit Permit for Discharges of Storm Water Runoff Associated with Construction Activity Involving Land Disturbance in the Lake Tahoe Hydrologic Unit - El Dorado, Placer, and Alpine Counties**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(4).	http://www.waterboards.ca.gov/lahontan/water_issues/programs/storm_water/docs/tahoe_cgp.pdf	Regulates construction activities resulting in the disturbance of one or more acres of soil in the Lake Tahoe Hydrologic Unit. Construction activity includes clearing, grading, demolition, excavation, construction of new structures, and reconstruction. Requires application through State Water Board's SMARTS, as described in permit.
R6T-2011-0024	**National Pollutant Discharge Elimination System General Permit for Discharges of Storm Water Runoff Associated with Industrial Activities and Maintenance Dredging at Marinas in the Lake Tahoe Basin Hydrologic Unit - El Dorado and Placer Counties**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(3)(A); dredging fees: part (a)(3).	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2011/docs/r6t2011_0024.pdf	Regulates pollutants in storm water discharges associated with industrial activities conducted at Lake Tahoe marinas in CA (fueling, boat and vehicle maintenance, boat and vehicle washing, etc.) AND (under separate application) can be applied to maintenance dredging within surface waters of the Lake Tahoe Hydrologic Unit. Requires application to Regional Water Board, and Notice of Applicability.
R6T-2005-0026	**National Pollutant Discharge Elimination System Permit for the City of South Lake Tahoe, El Dorado County, and Placer County Storm Water/Urban Runoff Discharge**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(1).	http://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2005/docs/r6t2005-0026_swpermit.pdf	Regulates pollutants in municipal storm water runoff and certain minor non-storm water discharges. Co-Permittees are the City of South Lake Tahoe, El Dorado County and Placer County.

TABLE OF GENERAL PERMITS FOR USE WITHIN THE LAHONTAN REGION

Order ID	Title	Fees (see Note 1)	URL	General Description
WATER QUALITY GENERAL ORDERS ADOPTED BY THE STATE WATER RESOURCES CONTROL BOARD				
WQO 2009-0009-DWQ	**National Pollutant Discharge Elimination System Permit General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(4).	http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf	Regulates pollutants from construction activities resulting in one or more acres of land disturbance. Construction activity includes clearing, grading, demolition, excavation, construction of new structures, and reconstruction. Linear utility projects are included. This permit does not cover construction activity in the Lake Tahoe watershed; see General Permit No. R6T-2011-0019. Requires online Permit registration. Additional information at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/.
WQO-97-03-DWQ	**National Pollutant Discharge Elimination System Permit For Discharges Of Storm Water Associated With Industrial Activities, Excluding Construction Activities**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(3)(A).	http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/induspmt.pdf	Regulates pollutants in runoff from manufacturing facilities, oil and gas mining activities, hazardous waste treatment, landfills, land application sites, and open dumps, recycling facilities, steam electric power generating facilities, transportation facilities, sewage or wastewater treatment works, and manufacturing facilities where industrial equipment, materials, or activities are exposed to storm water. Requires application to and issuance of coverage by State Water Resources Control Board.
WQO-99-06-DWQ	**National Pollutant Discharge Elimination System Permit Permit and Statewide Storm Water Permit For The State Of California, Department Of Transportation**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(1).	http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/caltrans/caltranspmt.pdf	Regulates municipal storm water discharges by Caltrans in California, both in areas that require an MS4 permit and areas that do not currently require a permit. Also, covers Caltrans construction and other industrial activities that require a permit under the federal regulations pertaining to industry, with certain exceptions (e.g., mining).
WQO-2004-0008-DWQ	**National Pollutant Discharge Elimination System Permit General Permit for Discharges Of Aquatic Pesticides To Waters Of The United States For Vector Control**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(6).	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0008.pdf	Regulates the uses of properly registered and applied aquatic pesticides that constitute discharges of “pollutants” to Waters of the United States for vector control. Requires Notice of Intent and project map. Additional monitoring may be required as specified by the Regional Water Board.

TABLE OF GENERAL PERMITS FOR USE WITHIN THE LAHONTAN REGION

Order ID	Title	Fees (see Note 1)	URL	General Description
WATER QUALITY GENERAL ORDERS ADOPTED BY THE STATE WATER RESOURCES CONTROL BOARD				
WQO-2004-0009-DWQ	**National Pollutant Discharge Elimination System Permit General Permit for Discharges Of Aquatic Pesticides To Waters Of The United States For Aquatic Weed Control**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(9).	http://www.waterboards.ca.gov/water_issues/programs/npdes/docs/aquatic/permit.pdf	Regulates the uses of properly registered and applied aquatic pesticides that constitute discharges of "pollutants" to Waters of the United States for aquatic weed control. Requires Notice of Intent and project map. Additional monitoring may be required as specified by the Regional Water Board.
WQO-2006-0008-DWQ	**National Pollutant Discharge Elimination System Permit Permit For Discharges From Utility Vaults And Underground Structures to Surface Waters**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (b)(9).	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2006/wqo/wqo2006_0008dwq.pdf	Regulates pollutant discharges to surface waters from the de-watering of the utility vaults and underground structures. Requires application to State Water Board and approval by the Regional Water Board Executive Officer, or by the Regional Water Board after a public hearing, if requested.
WQO-2003-0003-DWQ	**General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality**	TTWQ/CPX rating of 3C; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1) – Discharge to Land or Surface Waters	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf	Regulates specified low threat discharges of waste to land with underlying ground water, including well boring wastes, clear water discharges, small dewatering projects, and inert wastes. Requires Notice of Intent or Application Form 200 to Regional Water Board with project plans and monitoring plans. Notice of Applicability issued by Regional Water Board.
WQO-2004-0012-DWQ	**General Waste Discharge Requirements for the Discharge of Biosolids to Land For Use As A Soil Amendment In Agricultural, Silvicultural, Horticultural, And Land Reclamation Activities**	Based on TTWQ/CPX rating; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1).	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0012.pdf	Regulates biosolids (treated sewage sludge residual solid wastes) applied to land. Must be non-hazardous decomposable wastes applied as a soil amendment pursuant to best management practices. Does not apply to the Lake Tahoe Basin. Requires Notice of Intent and pre-application report to Regional Water Board. Notice of Applicability issued by Regional Water Board.

TABLE OF GENERAL PERMITS FOR USE WITHIN THE LAHONTAN REGION

Order ID	Title	Fees (see Note 1)	URL	General Description
WATER QUALITY GENERAL ORDERS ADOPTED BY THE STATE WATER RESOURCES CONTROL BOARD				
WQO-97-10-DWQ	**General Waste Discharge Requirements for Discharges to Land By Small Domestic Wastewater Treatment Systems**	TTWQ/CPX rating of 3C; See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(1) – Discharge to Land or Surface Waters	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/1997/wq1997_10.pdf	Regulates domestic wastewater treatment and disposal systems with a maximum average daily flow of 20,000 gallons or less that discharge to land (small domestic systems). Single family residences with small domestic systems are specifically excluded from coverage. Requires application to Regional Water Board and Notice of Applicability from Regional Water Board.
WQO-2003-17-DWQ	**General Waste Discharge Requirements for Dredged or Fill Discharges That Have Received State Water Quality Certification**	No additional fee is applied.	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0017.pdf	Regulates dredged and fill material discharges to ensure that all water quality standards are met pursuant to State law when federal Clean Water Act section 401 water quality certification is issued. No separate application is required.
WQO-2004-0004-DWQ	**General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction**	See Fee Schedule, http://www.waterboards.ca.gov/resources/fees/index.shtml; part (a)(3)	http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf	Regulates minor discharges of dredged or fill material to waters of the State waters not subject to Clean Water Act Section 404. Waters of the state means any surface water or groundwater, including saline waters, within the boundary of the state, including wetlands and riparian areas. Usage for land development, disposal of dredged material, bed and bank modifications, and other similar projects is restricted to size limits in the order. Requires application to Regional Water Board and Notice of Applicability from Regional Water Board. See also, R6T-2003-0004, above.

NOTES:

1. See current fee schedule, revised annually by State Water Resources Control Board and codified in CALIFORNIA CODE OF REGULATIONS, TITLE 23. Division 3. Chapter 9. Article 1. Fees may include surcharges as described in the introductory paragraphs. http://www.waterboards.ca.gov/resources/fees/docs/fy10_11_fee_schedule.pdf
2. Table last updated May 2011.
3. NOI - Notice of Intent to comply with a general permit or order; serves as application for coverage under general order.
4. NOA - Notice of Applicability indicating coverage under a general permit or order has begun; issued by regulatory authority.
5. The application Form 200 can be found at: http://www.waterboards.ca.gov/lahontan/publications_forms/forms/docs/form200.pdf
6. BMP - Best Management Practices
7. TTWQ/CPX - Threat to Water Quality and Complexity as defined in the fee schedule, Title 23, Section 2200(a)(1).

Appendix B

Comments Received on Notice of Preparation

TARGETED GENERAL PLAN AMENDMENT

AND

COMPREHENSIVE ZONING ORDINANCE UPDATE

AGENCY AND PUBLIC COMMENTS

FOR

THE ENVIRONMENAL IMPACT REPORT NOTICE OF PREPARATION

MAY 25, 2012 THROUGH JULY 10, 2012

PRESENTED TO THE BOARD OF SUPERVISORS AND PLANNING COMMISSIONERS ON JULY 12, 2012 FOR REVIEW AND CONSIDERATION DURING THE 2012 ZONING ORDINANCE WORKSHOP
(WEEK OF JULY 16, 2012)

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: Targeted General Plan Amendment & Zoning Ordinance Update

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jul 11, 2012 at 8:56 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>
Cc: Valerie Zentner <valeriez@edcfb.com>

Thank you Valerie

---------- Forwarded message ----------
From: Valerie Zentner <valeriez@edcfb.com>
Date: Wed, Jul 11, 2012 at 7:37 AM
Subject: Targeted General Plan Amendment & Zoning Ordinance Update
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, bosfour@edcgov.us, The BOSFIVE <bosfive@edcgov.us>, Charlene Carveth <charlene.carveth@edcgov.us>

Shawna,

Attached is the Farm Bureau's comment letter on the NOP. We look forward to attending next week's workshops with the Board of Supervisors and Planning Commission. We will submit additional comments specific to the Public Review Draft zoning ordinance at that time. In the meantime, if you have any questions on the attached please feel free to contact me.

Valerie Zentner, Executive Director
El Dorado County Farm Bureau

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Email scanned by PC Tools - No viruses or spyware found.
(Email Guard: 9.0.0.898, Virus/Spyware Database: 6.20120)
http://www.pctools.com/
=======

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Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Farm Bureau Comments - EDC TGPA-Zoning NOP.pdf
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100101

EL DORADO COUNTY
FARM BUREAU

2460 Headington Road
Placerville, CA 95667-5216
Phone: 530.622.7773
Fax: 530.622.7839
Email: info@edcfb.com

July 10, 2012

County of El Dorado
Development Services Department
Planning Services
2850 Fairlane Court
Placerville, CA 95667

Attention: Shawna Purvines, Senior Planner

Subject: Notice of Preparation of a Draft Program Environmental Impact Report (DEIR) for the El Dorado County Targeted General Plan Amendment and Zoning Ordinance Update

Dear Shawna,

The El Dorado County Farm Bureau has reviewed the Notice of Preparation for the Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) and is pleased to provide our comments. In general we find that the project description identifies those areas of concern that have been discussed during the General Plan's five year review process in which we have participated. Following are our remarks on the Project Description:

General Plan Amendments

- **Land Use Map** – We appreciate the county's amendment to the boundary of the Camino/Pollock Pines Community Region as well as the expansion of the Agriculture District boundaries. These actions will benefit the agricultural industry by minimizing potential incompatibilities with surrounding land uses.

- **Policies for Amendment** – We support the policies identified for consideration of amendment. Many of the proposed amendments could encourage commercial and industrial opportunities for agriculture in Rural Regions and Rural Centers. Providing for a wide range of support services and streamlining permitting processes are vital to the industry. Allowing ranch marketing opportunities on grazing land will provide important revenue opportunities for our cattle industry.

- **Policies for Analysis –** Farm Bureau supports the consideration of amending the Community Regions or Rural Center planning areas to include a process for changing these designated areas as needs dictate.

Zoning Ordinance Update A critical part of this effort is to ensure that the Zoning Ordinance is brought into consistency with the policies and objectives of the General Plan. The comprehensive update must include a revised Zoning Map that reflects the underlying Land Uses adopted in 2004. The proposed zoning ordinance needs a comprehensive review to resolve internal inconsistencies.

Landowners of rolled out Williamson Act lands may still be actively engaged in agricultural pursuits. When developing mapping criteria, it should not be assumed that rolled out lands are now residential in nature. We request that all parcels that are currently zoned agriculture, including those no longer under CLCA contract, be reviewed to ensure an agricultural zoning is maintained. As the county implements the new zone designations that are proposed for agriculture, this is an opportunity to ensure consistency within the Agriculture Districts and Rural Regions where agriculture occurs. We support a zoning "opt-in" process that protects existing agricultural uses in the county. This is consistent with the goals of the General Plan and Resolutions of Intent.

Additional comments will be provided on the Public Review Draft ordinance at the Workshops to be held the week of July 16 with the Planning Commission and Board of Supervisors.

Project Objectives

- **TGPA** – Farm Bureau supports policies that encourage job creation that promote and protect agriculture in the county.

- **Zoning Ordinance Update** – The items identified in the objectives reflect the discussions and priorities of the five year review process. The specific language will be addressed as identified above.

Level of Detail for Environmental Analysis

Farm Bureau agrees that a program-level analysis should identify the additional potentially significant impacts of the proposed changes. We support the county conducting a full range of analysis so that the Board of Supervisors will be equipped with information of the environmental effects of the proposed options so that they may make needed changes to the County's planning documents.

Alternatives to be addressed in the EIR

We will comment on the proposed project alternatives as they are identified later from the environmental analysis.

We look forward to seeing these issues addressed adequately in the environmental analysis. We thank you for the opportunity to participate in this important process. The point of contact for our organization for all future correspondence is the undersigned. For telephone inquiries, please contact our Executive Director, Valerie Zentner, at (530) 622-7773.

Sincerely,

James E. Davies
President

cc: El Dorado County Board of Supervisors
El Dorado County Agricultural Commissioner, Charlene Carveth

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Fwd: NOTE Location - EDHAPACCommunit. CouncilAgenda7-11-2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 5:07 PM
To: Arowett <arowett@pacbell.net>
Cc: aliceklinger@earthlink.net, hidahl@aol.com, tgpa-zou@edcgov.us

Thanks Norm,

John...if you would still like to include the cover letter mentioned below I just need it before going to print tomorrow morning.

Thanks
Shawna

On Tue, Jul 10, 2012 at 2:42 PM, Arowett <arowett@pacbell.net> wrote:

> Shawna I sent the final comments for the nop to john today round noon. he should send to you sometime later if not I'll send them before 5 o'clock
> thank you norm
>
> Sent via the Samsung Galaxy S. II Skyrocket™, an AT&T 4G LTE smartphone.
>
> -------- Original message --------
> Subject: Fwd: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012
> From: Shawna Purvines <shawna.purvines@edcgov.us>
> To: aliceklinger@earthlink.net,John H <Hidahl@aol.com>,Norman & Sue <arowett@pacbell.net>
> CC: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>
>
> Hi Alice, John and Norm,
>
> I see below discussion of submitted comments on July 3rd and July 9th. I haven't seen them and wanted to make sure we have them.
>
> Can you send them and/or resend them to me.
>
> Thanks
> Shawna
>
> ---------- Forwarded message ----------
> From: Planning Unknown <planning@edcgov.us>
> Date: Tue, Jul 10, 2012 at 8:47 AM
> Subject: Fwd: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012
> To: Lillian Macleod <lillian.macleod@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>
>
> ---------- Forwarded message ----------
> From: Alice Klinger <aliceklinger@earthlink.net>
> Date: Mon, Jul 9, 2012 at 9:35 PM
> Subject: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012
> To: Alice Klinger <aliceklinger@earthlink.net>
>
> 100098
>
> The agenda for the combined meeting is attached.
>
> Alice

AGENDA FOR COMBINED MEETING: Wednesday July 11, 2012 – 7:00 pm

Held at: El Dorado Hills Fire Station 85,1050 Wilson Blvd., El Dorado Hills

1. Call to Order

2. Adoption of Agenda

3. Public Comment

4. Guest Speakers: None

5. Correspondence

6. Supervisor Communications

7. APAC:

Subcommittee Reports:

1) Green Valle. Corridor (GVC) Subcommittee Report

a. Review and approve the Subcommittee.s letter on the Notice of Preparation (NOP) of an EIR report submitted to County on July 3rd, 2012 and finalize APAC's comments.

2) Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) Subcommittee Report

a. Review and approve the Subcommittee's letter on the Notice of Preparation (NOP) of an EIR report submitted to County on July 9rd, 2012 and finalize APAC's comments.

3) Latrobe/White Rock Road Corridor (L/WRC) Subcommittee Report

a. El Dorado Retirement Residence-review and approve additional subcommittee comments

b. Silva Valley Road @ Hwy 50- Request for 3 way stop sign letter submittal

4) S02-00037-R- Gold Ke**y** Boathouse Revision (El Dorado Hills Self Storage/Dave Ciapponi/Ogilvy Consulting) TAC meeting was July 9th- A request for a revision to a special use permit to allow marine vessel and non-automotive repair, the sale of new and used marine vessels and non-automotive vessels and the sales of parts and retail items related to boating….recreation items. The self-storage element of the special use permit would be eliminated and replaced with the boat sales and services. Boat storage would continue at the site as a full service business…3.51 acres…on the south side of Suncast Lane approximately 800 feet West of the intersection with Latrobe Road…

5) Z 11-0007 & TM 11-1504- Wil. on E**sta**t**e**s- A request to rezone . this is the revised of the project East of the Church on Green Valley Road. Comment is due by July 16th.

Co**u**ncil Membe**r** I**t**em**s**

Adjo**ur**nmen**t**

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Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Shawna L. Purvines
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TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: Comments on TGPA/ZOU NOP

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 4:43 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>
Cc: Lindell Price <lindellprice@gmail.com>

Thanks Lindell

---------- Forwarded message ----------
From: Lindell Price <lindellprice@gmail.com>
Date: Tue, Jul 10, 2012 at 4:36 PM
Subject: Comments on TGPA/ZOU NOP
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: Michael Ranalli <mranalli@aol.com>, Claudia Wade <claudia.wade@edcgov.us>

Sorr. that I was not able to send this via the County website or submit it sooner.

Lindell P. ice
Cameron Park, CA
(916) 804-7316

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA_ZOU NOP.pdf
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A "General Plan" should be general and provide basic goals and policies. Specific details may need to be changed to address new technologies, standards, or circumstances. Therefore, I strongly support (see TGPA/ZOU NOP 19.), "... the removal of Table TC-1 and move to another document (i.e. Standard Plans or Land Development Manual). Additionally, review the impact of reduction of road spacing, right-of-way widths and roadway widths to meet the intent of the housing elements as described in the ROI." *Overly large intersection spacing, roadway and right of way widths will impede General Plan objectives. Since* **"roadway"** *can be interpreted as referring only to the lanes in which vehicles travel or the "traveled way," replace the words* **"roadway(s)"** *with* **"road(s)"** *where ever appropriate.*

(see TGPA/ZOU NOP 23.) Policy TC-Xg: Amend to clarify the requirement that development constructs or funds necessary **multimodal** road improvements, and include the requirement to design, or fund design.

(see TGPA/ZOU NOP 26.) *Policies TC 4i, TC-5a, TC-5b, and TC-5c*: Amend to provide more flexibility of ~~when~~ **where** sidewalks are required**, including fees for improved pedestrian circulation (such as road crossings and**

pedestrian paths) on the adjacent major roads in lieu of sidewalks on low-speed, low-volume roads.

(see TGPA/ZOU NOP 28.) *Add New Policy* to support the development of ~~new or substantially improved roadways~~ **roads** to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists, to comply with Assembly Bill 1358, the Complete Streets Act of 2008. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users, **including standards for new roads and methodology for prioritizing improvements to the existing road network, so that funding can be identified and cost-effective improvements incorporated with routine maintenance.**

Lindell Price

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Scoping Commen.s TGPA&ZOupdate

1 message

Lisa Couper <lcouper@fastkat.com> Tue, Jul 10, 2012 at 12:13 PM
Repl. -To: Lisa Couper <lcouper@fastkat.com>
To: Shawna Pervines <TGPA-ZOU@edcgov.us>
Cc: Ray Nutting <raynutting@hughes.net>

For inclusion in the scoping comments on this document.

Lisa

Lisa S. Couper, DVM
LS Couper DVM Photograph. - "The world is my studio."
4610 Grazing Hill Rd
Shingle Springs, CA 95682
530-677-4558
lcouper@fastkat.com

TGPA& Zoning Ordinance Update Comments LC.doc
529K

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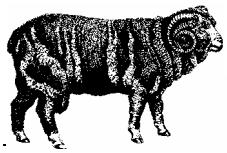
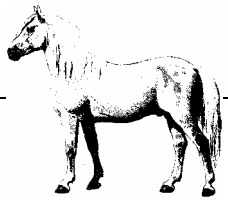
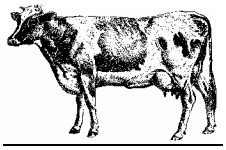


Lisa S. Couper, DVM
4610 Grazing Hill Rd.
Shingle Springs, CA 95682
530-677-4558
lcouperdvm@fastkat.com

To: Shawna Purvines
Senior Planner – El Dorado County
2850 Fairlane Court
Placerville, CA 95667
TGPA-ZOU@edcgov.us

Date: 7/9/2012

RE: Scoping for the Targeted General Plan Amendment and Zoning Ordinance Update – EIR

General Comments - Overview

The EIR must address and evaluate of the impact the changes in the Zoning Ordinance will have on Greenhouse Gas Emissions, Land Use and Air Quality and per its purpose is as stated in *Purposes of the Zoning Ordinance* it must also Encourage economic activities and Maintain cultural resource values.

In reading through the many support documents generated in this process I see ample justification for the loosening of restrictions on high density development in the core areas and along the Highway 50 corridor and for the larger scale businesses and agriculture in El Dorado County. Conversely I see no justification for the significantly increased restrictions on the Residential Lands. The ordinances proposed significantly limit the uses allowed by right on these parcels when compared with the existing Zoning Ordinance. Activities (Uses) and home occupations currently allowed by right will require a CUP or be eliminated.

One of the major issues that arose in the evaluation of the housing to jobs ratio was that El Dorado County was very behind in the creation of jobs. How can any further restrictions on home occupations and uses allowed on residentially zoned lands be justified in the light of this, especially in the current economic times.

In light of the fact that the glossary of Animal; domestic farm, the Permitted Use Matrix and ordinance below when combined do not allow for residents on less than one acre to have a pet dog or cat and other similar issues with the document I question its readiness to go forward into an EIR until these logical inconsistencies have been found and eliminated.

17.40.080 Animal Raising and Keeping
C. No domestic farm animal, as defined in Article 8 (Animal: domestic farm), shall be kept on a lot of less than one acre in any residential zone.

100080a

Lisa S. Couper, DVM
4610 Grazing Hill Rd.
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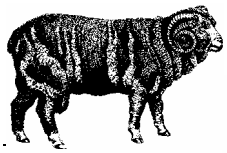

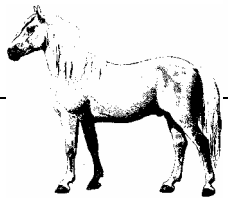
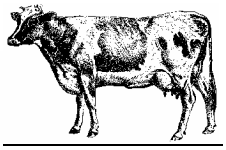

Residential Zoning – Home Occupations allowed by right.

The EIR needs to address and quantify the impact that the changes in occupations allowable by right will have on the county economy. Restrictions proposed will lead to fewer home occupations, more commute jobs and increased seeking of goods and services outside of the county. The impact should be compared with alternatives including no change in the current zoning and a change to a more permissive set of occupations.

The EIR must also address the impact that the this change in home occupations will have on Air Quality, Green House Emissions, quality of life and cultural resource values.

There is not proper provision for grandfathering of existing businesses in the Draft Zoning Ordinance. What will be the impact of this.

Residential Zoning – Permitted Uses Matrix

While the Draft Zoning Ordinance admirably reinforces the right to farm on Agricultural Parcels it unduly restricts or eliminates the ability of persons on residential parcels to grow food and raise animals.

Something that was overlooked in the Zoning Ordinance is the provision of small open space plots for community gardens in high density residential areas. There could be an additional density bonus allotted for this in the ordinance. The EIR should address this alternative along with the potential benefits to the community, the cultural values, the economy, the health and well being of the community residents and to the developers of these parcels.

Per the glossary and the Draft Zoning Ordinance.

Animal, Domestic Farm. Any of a number of animal species commonly reared or used for food, fur, herding, riding, or other similar uses, including but not limited to horses, cattle, sheep, herding dogs, goats, pigs, rabbits, poultry, ostriches, emus, and small fur-bearing animals not classified as exotic or wild.

Animal, Exotic. Any bird, mammal, fish, amphibian, or reptile not normally domesticated in the state of California, as determined by the California Department of Fish and Game.

Animal Keeping. (Use Type) The maintaining, keeping, feeding, and raising of animals. (See Section 17.40.070: Animal Raising and Keeping).

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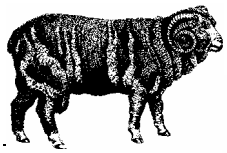

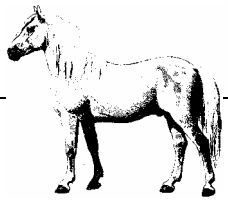
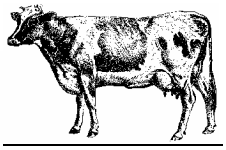

17.40.080 Animal Raising and Keeping
C. No domestic farm animal, as defined in Article 8 (Animal: domestic farm), shall be kept on a lot of less than one acre in any residential zone.

In RM, R1 and R20K zoning domestic animal keeping is not allowed. What will be the impact to existing and future residents that are not even allowed to keep a pet dog or cat per the Permitted Use Matrix and glossary definition provided in the Zoning Ordinance. Additionally, the EIR needs to address the impact of not allowing the keeping of small domestic farm animals such as a few rabbits or chickens (not roosters) on a residential lot.

Further issues from the glossary definitions

Grazing. (Use Type) The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures.

Livestock, High Density. (Use Type) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site, such as dairies, feedlots, and similar large-scale operations.

Per the **Livestock, High Density** definition and the seasonality of rainfall in El Dorado County and the lack of water for irrigation almost all domestic farm animals will require a primary feed source (at least a significant part of the year) that is not grown on site and will therefore meet this definition and not be allowed on any residential parcel regardless of size. What will be the impact of this definition or does it just need correcting.

If this is not an error then how will it impact existing resident's ability to house and keep their animals and how will it impact the county and its residents economically and culturally.

Residential Zoning and Crops, Orchards and Vineyards

Once again from the glossary:

The existing Zoning Ordinance for Residential Estate 5 and 10 acre reads:

17.28.190 Uses permitted by right. The following uses are allowed by right, without special use permit or variance:
A. One single-family detached dwelling:

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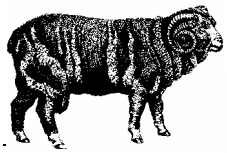

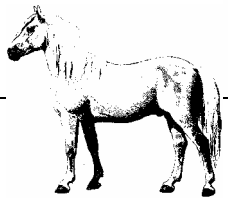
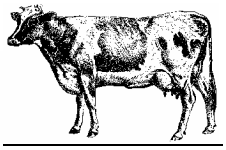

1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse, boathouse,
2. The renting of one room within the dwelling,
3. One guest house, not for rent or lease, and not to exceed four hundred square feet of floor space, as an accessory use to an existing dwelling, no guest house shall contain kitchen facilities;

144 (Revised November 2010) El Dorado County Zoning Ordinance

B. Barns, agricultural structures, etc.;
C. Home occupation such as accountant, advisor, appraiser, architect, artist, attorney, author,
broker, dressmaker, draftsman, dentist, engineer, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations conducted on the premises or by mail or telephone where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are
not held, and no display of goods is visible from the outside of the property; the use must be
carried on in the residence and be incidental to the residential use of the premises and be carried on by a resident thereon;
D. One unlighted sign not exceeding six square feet of message area and eight feet above ground level advertising authorized activities on the premises;
E. Raising and grazing of domestic farm animals and the cultivation of tree and field crops and the sale of such goods when produced on the premises and when in conformity with Chapters 17.14, 17.16 and 17.18;
F. Packing and processing of agricultural products produced on the premises without changing the nature of the products;

And for Single Family Residential Three-Acre it permits by right:

Raising and grazing of domestic farm animals and the cultivation of tree and field crops where it does not constitute a nuisance to adjacent properties and is in conformity with the provisions of Chapters 17.14, 17.16 and 17.18;

But does not permit packing and processing by right.

The Draft Zoning Ordinance states the general guidelines for Larger Residential Parcels as follows:

CHAPTER 17.24—RESIDENTIAL ZONES

3. One-acre Residential (R1A). The R1A, One-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the highest range of

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one dwelling unit per acre. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

4. Two-acre Residential (R2A). The R2A, Two-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the mid-range of one dwelling unit per two acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

5. Three-acre Residential (R3A). The R3A, Three-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating the development of medium density residential development at the lowest range of one dwelling unit per three acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

6. Residential Estate (RE). The RE, Residential Estate Zone is intended to preserve the rural character of an area and to minimize required services by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding land use compatibility, physical and infrastructural constraints, and General Plan land use designation. Said designations represent the minimum number of acres permitted for each lot. Agricultural structures and uses are considered compatible with this zone, as accessory to the residential use of the property.

So while Chapter 17.24 states repeatedly that "and limited agricultural pursuits are considered compatible with this zone" the Permitted Use Matrix and the glossary severely limit or eliminate the growing of crops, vineyards, orchards and the selling or packaging of these products.

From the glossary:

Cropland. (Use Type) Irrigated land that is used to grow grains, alfalfa, fruit or nut orchards, vineyards, or row and truck crops such as berries, pumpkins, or other fruits and vegetables.

Nursery, Plants. (Use Type)

Retail. A facility for the retail sale of plants, seeds, and accessory products, such as fertilizers and gardening supplies.

Wholesale. A place where plant material such as flowers, trees, fruits, vegetables, and/or herbs are cultivated in the ground or in greenhouses for sale to retailers.

Orchard and Vineyards. (Use Type) The cultivation of fruit trees, nut trees, or grape vines for the commercial sale of their agricultural produce.

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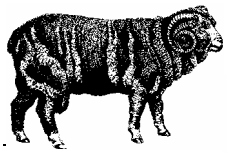

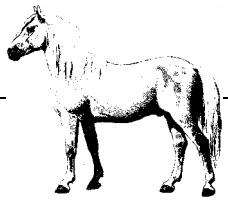
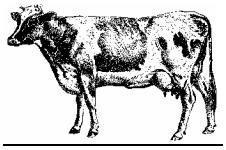

Packing. (Use Type) The handling of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product. Types of packing are further defined as follows:

Processing of Agricultural Products. (Use Type) The handling of agricultural products whereby the nature of the product is changed or altered, such as making juices, jams, and sauces from fruit, and the slaughtering of animals raised on the premises or on land in the vicinity under common ownership. This use type does not include the processing of grapes and other fruit juice into wine. See definition for Winery.

Produce Sales. (Use Type) The public sale of agricultural products grown on the same property where the sale is being conducted. This term specifically excludes the sale of products grown off site and processed products. (See Section 17.40.240: Produce Sales).

Produce Stand. Producer owned and operated facility for the sale of produce grown on the same site or as part of a shared multi-farm operation. (See Section 17.40.240: Produce Sales).

The logical consequence of the Matrix and the glossary would be:

> **Residents on R2A and R1A (and smaller) may not** even have a garden (crops), grow nursery plants, fruit trees (orchard) or grown grapes (vineyard). They may also not let their animals graze nor may they feed them as they would be classified as a feedlot.
>
> **Residents on R3A** cannot have nursery plants, nor can they pack or process the products they produce.
>
> **Residents on RE** are not permitted by right to have nursery plants or to process their products on site and would have to get a conditional use permit.

There are many small scale garden and nursery businesses that can and could function well on small parcels in residential areas. The existing ordinances allow for it. The EIR must address the impact these changes will have on the economy of the county and its residents and on their cultural values. The impact of the decreased ability to grow one's own food or to by it locally must be addressed in its impacts on local jobs, air quality and traffic. This impact must be compared to the alternative of no change in the existing zoning and to a less restrictive set of ordinances increasing allowable farming activities.

The EIR should address and evaluate the impact of a modified "right to farm" ordinance that would allow for the growing of food in residential areas by right but

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limit the spraying of chemicals and other activities such as dust and noise production that would impact other residents.

Residential Zoning and Slaughter

D. The slaughtering of fowl or domestic farm animals owned by the property owner or lessee is not permitted in any residential zone, including R1, R1A, R2A, R3A, RE-5, and RE-10.

How will this ordinance impact the raising of animals for food and existing businesses with in the county that provide this specific service. How is this supportive of our agricultural heritage in El Dorado County and the cultural values of its residents. It is understandable not to allow a “slaughter house” to be placed in a residential zone but it is not appropriate to prevent a resident from utilizing the food products they have grown on site. What will be the economic, cultural and lifestyle impact of this ordinance. We do not have a slaughter house in El Dorado County, how will this impact residents economically directly and indirectly as more revenue goes out of county and how will it impact air quality and green house gases.

For a county with an agricultural heritage and a strong 4H and FFA program the restrictions that the Draft Zoning Ordinance will place and the impact it will have on the existing cultural values and lifestyle of residents is extensive. We should be encouraging the production of food by our residents not impeding it.

I look forward to seeing these issues addressed in the upcoming EIR.

Signed,

Lisa S. Couper, DVM

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: P. blic Scoping Comments

1 message

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us> Tue, Jul 10, 2012 at 12:30 PM
To: Kathleen Newell <knewell@live.com>
Cc: bostwo@edcgov.us, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Kathleen,

The comment period does not close until 5 p.m. today. We are preparing the Workshop Staff Reports and packets for the Board of Supervisors and Planning Commission this week and will include copies of all comments received including those from Public Agencies.

Sorry for the confusion, but Kim may have inadvertently reference the week of July 2nd. We had always intended to provide them this week following the close of the NOP comment period. Copies will be made available to the public following a release to the Board of Supervisors and Planning Commissioners. The entire packet will be posted to the Board agenda website by end of week.

Thanks
Shawna Purvines

On Mon, Jul 2, 2012 at 12:06 PM, Kathleen Newell <knewell@live.com> wrote:

> Dear Shawna,
>
> I'm requesting access to the letters submitted to the Planning Commission Public Scoping Workshop for the Draft Gen Plan/Zoning update held last Thursday, June 28th. Kim Kerr said there was one from Cal Trans. It was not available for view at the workshop.
>
> Also, Kim Kerr said last week at the Planning Commission public scoping workshop that the first wave of scoping comments would be available to the Planning Commission Board and BOS this week (July 2). She said the public would have access to them as well.
>
> It's imperative the public see those comments asap so we can be informed of the issues that will be discussed at the workshops later this month.
>
> Thank you.
>
> Sincerely,
>
> Kathleen Newell
> 4576 Foothill Drive
> Shingle Springs, CA 95682
> 530-306-9371

100094

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: Public Comment for the Targeted General Plan Amendment and Zoning Ordinance Update

1 me. sage

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 1:41 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Lori Parlin <loriparlin@sbcglobal.net>
Date: Tue, Jul 10, 2012 at 10:37 AM
Subject: Public Comment for the Targeted General Plan Amendment and Zoning Ordinance Update
To: shawna.purvines@edcgov.us
Cc: loriparlin@sbcglobal.net

To: Shawna Purvines, Senior Planner

Development Services Department

2850 Fairland Court

Placerville, CA 95667

shawna.purvines@edcgov.us

From: Sam and Lori Parlin

3971 Crosswood Drive

Shingle Springs, CA 95682

loriparlin@sbcglobal.net

Re: Public Comment For the Targeted General Plan Amendment and Zoning Ordinance Update

We are requesting that the Update process be put on hold until some ver. serious issues are resolved and questions are answered, such as:

1. Why Kim Kerr was hired to lead the Update process when she was being investigated by the Amador County Grand Jury, which found in its 2012 Final Report that Ms. Kerr, as the former City Manager of Ione:

   a. disregarded findings and recommendations of the 2010-2011 Grand Jury Report;

   b. provided insufficient or misleading information for the City Council to cast intelligent votes;

   c. did not maintain proper payment procedures for consultants;

   d. created an unrealistic General Plan for the financial infrastructure in place at that time;

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e. did not demonstrate that she had the proper qualifications to perform the duties required of the City Manager position for 2007-2011.

2. Public comments are due by July 10, 2012, yet the Scoping meetings were held up until June 27, 2012. This left attendees of the June 27th meeting with only 13 days (including the July 4th holiday) to thoroughly research hundreds of pages of County documents, several maps, and as many outside sources as possible in order to make intelligent, meaningful comments.

3. The Scoping meetings were procedural and superficial and did not provide the public with any in-depth or project-specific information about how their neighborhoods would be affected by the new plan and policies.

4. Concerns have been raised by the public that the entire process is being hurried before the new Board of Supervisors is in place. It makes sense to put the process on hold so that the new Board can be part of the process, rather than handing them an updated Plan in which the public has no faith.

In the limited amount of time we had to make public comments, we were able to identify the following concerns:

1. We.ve heard it said repeatedly that people choose to live in El Dorado County because they like its rural characteristics; they like to be able to come home and escape the noise and congestion of nearby urban communities. We want the County to protect and preserve our rural lifestyle and reject projects that put high-density and/or mixed-use developments adjacent to or in the middle of medium- or low-density neighborhoods.

a. Our roadways cannot withstand the additional traffic and we do not want the additional emissions or noise from additional traffic.

b. Our county does not have enough living-wage jobs for its current residents, and a large number of existing residents drive to work outside our county. Increasing the population density will just exacerbate this problem.

c. These types of projects will cause more light pollution.

d. High-density and mixed-use infill projects were originally intended by CEQA for urban use, not suburban or rural uses.

2. We were told at the June 27th Scoping meeting that property owners should do their due diligence when choosing where to live. That would be possible if all we had to do was look at the zoning of the properties in the area. However, the Community Region land use designation is often used to justify the rezoning of properties, which is an injustice to existing property owners and long-time residents and makes due diligence impossible for prospective property owners. At the very least, the Community Region boundaries should be reevaluated and updated based on input from residents within and around the boundaries. Preferably, the Community Region land use designation and its current mapping boundaries would be completely removed from the General Plan as it is misleading and not transparent.

3. The current notification process used by the Planning Commission and Board of Supervisors is inadequate for our area and needs improvement. I have attended several meetings where people in the audience knew nothing about proposed projects right in their own neighborhood. The 500’ distance for mailing notifications is inadequate in our area because of the large parcels and the fact that one person may own several adjacent parcels. The mailing notification distance should be lengthened for increased public awareness of proposed projects. In addition to a larger mailing distance, a road sign placed at main intersections near the site would give people affected by the change the opportunity to see the notification as they drove by the site.

Thank you for the opportunity to submit comments regarding this process.

Lori and Sam Parlin

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Shingle Sp.ing's San Stino

1 message

Roger Trout <roger.trout@edcgov.us> Tue, Jul 10, 2012 at 5:57 PM
To: TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>
Cc: Pierre Rivas <pierre.rivas@edcgov.us>

We don't have a project on this property yet, so I am not sure where we should store these. Any ideas?

On Tue, Jul 10, 2012 at 5:19 PM, TGPA-ZOU ZOU <tgpa-zou@edcgov.us> wrote:

There is a facebook page directing individuals to send comments to the TGPA-ZOU e-mail. I will be taking them out of the TGPA and sending them to you.

Thanks
Shawna

---------- Forwarded message ----------
From: Cierra Baumunk <foreverlovehayden@yahoo.com>
Date: Tue, Jul 10, 2012 at 2:41 PM
Subject: Shingle Spring's San Stino
To: "TGPA-ZOU@edcgov.us" <TGPA-ZOU@edcgov.us>

July 11th, 2012

To: Shawna Purvines, Senior Planner

El Dorado County

2850 Fairlane Ct.

Placerville, CA 95667

TGPA-ZOU@edcgov.us

From: Cierra Baumunk

670 Forni Road, Placerville

and

parent of 2 children who attend the

California Montessori Project

4645 Buckeye Road, Shingle Springs

RE: Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

I am deeply concerned with the San Stino plans. Not just for the residents, but as a parent as well. My children attend the California Montessori Project on Buckeye Road. The school has worked incredibly hard to build the school you see before your eyes, and I think building a new road to supply hundreds of new home owners destroys the beauty and value of the school. The traffic, noise, air pollution, and increased population, will negatively impact the location and school grounds.

I only want what's best for my children and all of the children at the California Montessori Project. These plans are not in the best interest of the children or school. I want to see all of these children and future generations to have a bright future at this school.

Shingle Springs is a gorgeous community. We know several people who own homes in this area, including next to Holiday Lake, and I know this is not what those residents want. People move to these types of areas because that is what they are used to and grew up in or simply want to escape the bustle of noisy life. Shingle Springs is a beautiful hidden country life, and we as a county should cherish that land. Not destroy it.

Thank you for your time and I hope these thoughts are considered.

Cierra Baumunk

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Thank you.

--
Roger Trout
Director Development Services Department
El Dorado Count.

(530) 621-5369

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Response to NOP for TGPA and ZOU from Green Valle. Community Alliance

1 . essage

Cheryl McDougal <gvralliance@gmail.com> Tue, Jul 10, 2012 at 4:42 PM
To: TGPA-ZOU@edcgov.us

TO: Shawna Purvines

This communication is to respond with El Dorado Community concerns regarding not only the proposed changes but to the process as well.

1) With changes of this scope, magnitude and complexity, there should have been an opportunity for interactive dialog with the County as to better understanding both the changes and the underlying reasons for the changes. Instructing the public to read through extensive documentation across different documents is not reasonable. The terminology used is not common for the average El Dorado County resident with no engineering/land development/governmental background.

2) The NOP should have been communicated better and more extensively throughout the county. Many residents don't know that these changes are being proposed let alone know that they are "encouraged" to send in their comments and concerns within a very aggressive 45-day due date time frame.

3) The scoping meeting in El Dorado Hills held as the Community Center was at the same time as open swimming on a hot day. Thus, many people that had planned on attending could not find a parking spot, and thus, were not able to attend to hear about the "process." And for the people that attended, they did not have the opportunity for interactive dialog to better understand the proposed changes.

4) This NOP should not have been held concurrently with the NOP for the Dixon Ranch. It was difficult at best to divide and invest the effort required between the two NOPS to effectively read, evaluate and respond to both NOP's.

Attached, please find a summary of concerns that was compiled by the El Dorado Hills Area Planning Advisory Council. The many residents that comprise the Green Valley Community Alliance are referring to this summary as to their concerns as the typical resident did not have the time nor the expertise to author their specific individuals comments and concerns.

Regards,

Cheryl McDougal submitting on behalf of the Green Valley Community Alliance

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EDAPAC TGPA ZOU NOP Summar. .doc
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EDHAPAC TGPA/ZOU NOP Response Matrix

July 8, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2-1-Major Concern Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	*__Aesthetics__ The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density could exceed the surrounding infrastructure and services. Please analyze this issue. **__Noise__** The increase in density will cause additional noise at these sites. How will this be mitigated?	*__Population/Housing__** The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%. **__Transportation/Traffic__** The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- ***Major Concern*** Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	__*Noise__ Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?

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Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1-Major Concern Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	*__Aesthetics__ The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? *__Population/Housing__ The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.2.5.4-Major Concern Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to	*__Aesthetics__ The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies-Major Concern Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy TC-1a, TC-1b, and Table TC-1-Major Concern Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.	
Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads	No Comment at this time	

Issue	EDH-APAC Position	NOP Response	NOP Response

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1-Major Concern Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 -Major Concern High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.1.1.1 and 2.1.2.1-Major	These areas should be identified before	***Aesthetics** The changing or adding new areas	***Transportation/Traffic** The change or adding of these

Issue	EDH-APAC Position	NOP Response	NOP Response
Concern Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. *__Air Quality__ Please analyze the air quality impact of all possible change that could occur with the new policy. *__Population/Housing__ Please analyze all of the population changes and impacts that will occur as result of the policy.	centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy. ***Land Use/Planning** Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. “Identified” mixed use areas must be disclosed in the Zoning Ordinance before	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5- Major Concern Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Moderate Concern Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1.1- Moderate Concern Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- ***Major Concern*** 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2012 Board
Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary/Treasurer
Alice Klinger

July 10, 2012

El Dorado County Development Services Department, Planning Services
Attn: Shawna Purvines, Senior Planner
2850 Fairlane Court, Building "C"
Placerville, CA 95667

Subject: APAC Comments on the Notice of Preparation of a Draft Program Environmental Impact Report (EIR) and Notice of public scoping meeting for the El Dorado County Targeted General Plan Amendment and the Zoning Ordinance Update

Dear Shawna,

The El Dorado Hills APAC TGPA/ZOU subcommittee was established in February 2012, based upon notification from County of the intent to make modifications to the General Plan and Zoning Ordinance. Since APACs next General meeting will be held on Wednesday July 11th, the APACs subcommittee is submitting this report to meet the July 10th timeline. Following the review of the subcommittee's report at our July 12th meeting a final report will be submitted.

We would like to acknowledge and thank the various members of the County Planning Department, DOT and members of EDAC who have helped define and clarify the range of changes being proposed and under consideration. However, these TGP amendments and zoning changes are very complex and difficult to understand without additional time to analyze the intended results. **Therefore APAC respectfully requests that the County extend the comment period for 60 days to allow an in-depth review of all of the proposed changes.** APAC would like to work further with the EDAC committee and County Staff during this period to consider changing the scope of the amendments and zoning changes.

Based on our cursory review we have identified several proposed changes that may have significant impacts to EDH, dependent upon the range of applicability of the proposed change.

Attached is a copy of a Summary Matrix with comments from ED residents that APAC has received via various communications.

If you have any questions on any of the comments and/or concerns expressed herein, please contact one of the TGPA & ZOU Sub-Committee Co- Chairmen; John Hidahl @ (916 933-2703) or Jeff Haberman @ (916 933-3430)

APAC appreciates having the opportunity to comment on this proposal.

Sincerely,

John Hidahl

John Hidahl,
TGPA & ZOU Sub-Committee Co- Chairman, APAC

cc: BOS1, BOS 2, BOS 3, BOS 4, BOS 5
Planning Commission
APAC Read File

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EDHAPAC TGPA/ZOU NOP Response Matrix

July 10, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2 Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	***Aesthetics** The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density could exceed the surrounding infrastructure and services. Please analysis this issue. ***Noise** The increase in density will cause additional noise at these sites. How will this be mitigated?	***Population/Housing** The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%. ***Transportation/Traffic** The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.

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Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	***Aesthetics** The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. ***Land Use/Planning** If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	***Noise** Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects? ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?

07-10-12;07:56PM; ;9165704310 # 37 12

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1 Consider amending the Density onus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through oning rdinance.	Density onus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an E R can assess the impacts of this amendment. t is not appropriate to have a Density onus in Medium Density and ow Density Residential land use areas. nstead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. therwise, a Density onus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.2.5.4 Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment (2) the project has an overall density of two units per acre or less and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. t is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. f a PD is not required, then don t believe <u>any</u> open space is required to develop a property. Pack-um and stack-um Could look like inner-city development on any parcels that are left to	***Aesthetics** The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

07-10-12;07:56PM;

Issue	EDH-APAC Position	NOP Response	NOP Response
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07-10-12;07:56PM; ;9165704310 # 5/ 12

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy TC-1a, TC-1b, and Table TC-1- Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.	
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07-10-12;07:56PM;
;9165704310
6/ 12

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1 Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion), The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.1.1.1 and 2.1.2.1	These areas should be identified before	***Aesthetics** The changing or adding new areas	***Transportation/Traffic** The change or adding of these

07-10-12;07:56PM;

Issue	EDH-APAC Position	NOP Response	NOP Response
Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. ***Air Quality** Please analyze the air quality impact of all possible change that could occur with the new policy. ***Population/Housing** Please analyze all of the population changes and impacts that will occur as result of the policy.	centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy. ***Land Use/Planning** Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers In identified mixed use areas as defined in the Zoning	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. "Identified" mixed use areas must be disclosed in the Zoning Ordinance before	No comment at this time.	

07-10-12;07:56PM; ;9165704310 # 8/ 12

Issue	EDH-APAC Position	NOP Response	NOP Response
Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5 Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The	No comment at this time.	

07-10-12;07:56PM; ;9165704310 # 9/ 12

Issue	EDH-APAC Position	NOP Response	NOP Response
	EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1. Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.

07-10-12;07:56PM; ;9165704310 # 11/ 12

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	***Aesthetics** The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. ***Land Use/Planning** If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

07-10-12;07:56PM; ;9165704310 # 12/ 12

In regards to the TGPA and Zoning plan update I have some general comments and then some specific questions.

In general, the way the plan is written, it has a tendency of reducing the restrictions of big development and hits the little guy with more restrictions.

Based upon the purpose stated in 17.10.10 section C. How can there be even consideration of denser housing levels with the water shortages we have in this county and the State of California? What would the **environmental impact** of increasing housing density on available water resources? What **cultural impact** would it have on the rural nature of our county? As two alternatives, what would be the impact of leaving it the way it is, or what would be the impact of a decrease in housing density in consideration of this vital resource as a more realistic alternative; especially in lieu of the fact that agriculture is a major industry in need of water here?

In regards to **high density residential regions**, what would be the impact of requiring community gardens to be provided, which could also qualify as part or all of the open space required. This would fit better into sustainable and affordable food sources and less need to travel outside the area, decreasing the carbon footprint.

In Article 8, the Glossary, There are several definitions that need to be revised.

Domestic Farm Animal should also include rare, heritage breeds of livestock and poultry that are not necessarily considered "normally domesticated" to help increase bio and genetic diversity.

Livestock, High Density (Use Type)- As written, this includes most of the domestic animals in El Dorado County. The phrase "where the primary source of food is other than the vegetation grown on site" should be deleted. The examples sited are feed lots, dairies, (it should state **Large Dairies**, as CDFA is working on creating rules for small and micro-dairies to help support local communities) and similar operations, such as Confined Animal Feeding Operations, (CAFOs)

How would **High Density Livestock** impact the purpose of **17.10.10 section F**? **Maintain and protect** the county's natural beauty, vegetation, air and water quality, natural landscape features, etc.

What impact would **High Density Livestock** have on **available water resources**, aesthetics and animal health in our rural county. The carbon footprint to haul in large amounts of GMO corn and grain, which is a primary food for these operations, is also unsustainable.

Under Article 2, 17.24.020 Cropland and Orchards are not permitted if the lot size is under 3 acres. What is the **economic and cultural impact** of not allowing the sale of one's abundance? If this is an issue of chemical spraying etc. Perhaps this can be modified to include no applications of dangerous pesticides or herbicides. Most folks at

12 JUL 10 AM 9:43
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this level grow organically and sustainably. It is about local healthy food and folk should be allowed to share their bounty and again, have some form of monetary compensation if they choose.

Stables (use type) Private This definitions does not take into account boarding of domestic livestock for folks who don't have the land to do so, but want to own an animal in whole or in part, for their own healthy food source. The coming food sovereignty ordinance allows for this type of activity. It should be redefined as; an accessory building to a primary residential use that is used to shelter horses and other domestic farm animals, or for training and horse boarding consistent with a home occupation. Or perhaps there should be a similar type of definition for a Barn. It is not defined, but is in the Zoning along with Stable.

.

Under Article 4, 17.40.080 section C.

How will limiting all livestock to lots greater than one acre impact the **cultural lifestyle**, such as 4-H and the **economic viability** of raising one's own healthy food. Perhaps an alternative to allow for small livestock, such as Rabbits, Chickens, perhaps a milk goat on these smaller parcels would create a more sustainable lifestyle and community. There are already communities in this county, with CC&Rs, for those who don't like the rural qualities of El Dorado County.

Under Article 4, 17.40.080 section D.

If animal keeping is permitted, why prevent animal slaughter for one's own use? What **cultural impact** does adding this restriction have on a residents ability to sustain themselves? What **cultural impact** on 4-H and FFA? What **health impact** by not allowing those who choose to raise their own chemical free food animals? What **economic impact** on those who would supplement their income from the sale of their excess bounty and for **access** to those who wish to know their "farmer" and buy healthy food? **How does this restriction encourage economic activities creating potential employment opportunities in the county, even if only part time?**

7-10-12

Patricia Chelsvold
2772 Ponderosa Rd
Shingle Springs CA
95682

12 JUL 10 AM 9:16
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TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Commen.s to the NOP

1 me. sage

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at
To: Tara Mook <mccannengineering@sbcglobal.net>
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

All comments will be provided to the Board of Supervisors. So please continue your review and forward any comments you wish to share with the Boarc

Shawna

On Tue, Jul 10, 2012 at 8:31 PM, Tara Mook <mccannengineering@sbcglobal.net> wrote:

Shawna,
Does this mean formally excepted. We need an exception to be able to go through a mountain of information and give good comments to the County
Tara

Sent from my iPod

On Jul 10, 2012, at 5:26 PM, Shawna Purvines <shawna.purvines@edcgov.us> wrote:

Hi Tara,

Yes TGPA-ZOU NOP comments were due by 5 p.m. today. But TGPA-ZOU Project comments are always excepted.

Thanks
Shawna

On Tue, Jul 10, 2012 at 5:10 PM, Tara Mccann <mccannengineering@sbcglobal.net> wrote:

These were thrown together I didn't have much time. They were do today by 5pm right?
Tara

----- Forwarded Message ----
From: Shawna Purvines <shawna.purvines@edcgov.us>
To: Tara Mccann <mccannengineering@sbcglobal.net>
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>
Sen.: Tue, Jul. 10, 2012 5:03:13 PM
Subject: Fwd: Fw: Comments to the NOP

Thank. Tara

Shawna

---------- Forwarded message ----------
From: Ta.a Mccann <mccannengineering@sbcglobal.net>
Date: Tue, Jul 10, 2012 at 5:01 PM
Subject: Fw: Comments to the NOP
To: shawna.purvines@edcgov.us

I concur with comments drafted by the El Dorado Hills APAC
Tara Mccann

----- Forwarded Message ----
From: Tara Mccann <mccannengineering@sbcglobal.net>
To: shawna.purvines@edcgov.us
Sent: Tue, July 10, 2012 4:59:16 PM
Subject: Comments to the NOP

100079

Comments to the TGPA NOP

1. Analyze consultant contracts for Conflict of Interest:
Board of Professional Engineers Attorney :
"conflict of interest (COI) occurs when an individual or organization is involved in multiple interests, one of which could possibly corrupt the motivation for an act in the other."
The EIR for some discretionary projects as an example Dixon Ranch is being done by LSA it has been my understanding as a 25 year registered Civil Engineer in the State of California the EIR consultant is not allowed by law to be doing some of the studies included in the EIR. Which LSA stated they were. Please clarify and analyze.

2. Changes being proposed to the Land Use Development Manual and County Design Improvement Standards can not be a separate process they are directly related to the Tentative General Plan Update. If the County is making changes to these without public input and without direct analysis to the Tentative General Plan Amendment and Zoning Ordinance Update that would be significantly flawed and would be disingenuous to the public. This is forcing an outcome by changing the standards by which to measure. The zoning changes that are being proposed in the Zoning Ordinance Update can not be valid with some of the existing current Standards and existing policy in the Land Use Development Manual that now exist. They could only be valid if Standards and Land Use Manual were changed this is obvious and apparent to many in the Green Valley Alliance and also the El Dorado Hills APAC working groups. For the County to change the Design Standards and The Land Use Development Manual without full analysis alongside the zoning change proposals would be a significant flaw in the process. This is not transparent, the EIR needs to analyze and include these changes in the TGPA & ZOU process.

3. Land Use Policy Programmatic Update and Tentative General Plan Update seem to be used interchangeably on the County's web site and in referring to County process. This TGPA & ZOA should be done as a full General Plan Amendment and go to the voters for approval. There is too much significant policy changes that effect an unprecedented broad spectrum that are not being addressed or analyzed. The Transportation Circulation Element of the General Plan is being significantly changed yet the County states they are not doing a Transportation Circulation Element Update. Again this needs to be an all encompassing all element update General Plan Amendment and go to the voters for approval.

4. Historic Overlay should be analyzed for El Dorado Hills. There is significant cultural resources that have not been recorded and are not on the County preservation list. Some examples are the old gold miners school house on Malcomn Dixon and the old one lane Malcomn Dixon historic bridges.

5. H.gh-Density Residential (HDR): "This land use designation identifies

those areas suitable for intensive single-family residential development at

densities from one .o five [optional review would include up to 8]

dwelling units per acre, as stated in the 2004 General Plan. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers." This needs to be analyzed for the suitability of the Community Region unilaterally designating High Density Land Use as identified as a holding zone for high intensity development. Some areas where proposed high density developments are trying to get approved are not compatible with surrounding low density and rural adjoining land as well as lack of infrastructure and traffic circulation problems. The General Plan and Zoning Ordinance Update should analyze the appropriateness of all Community Region zoning to only allow density's compatible and that can be supported by infrastructure and not 20 years down the road. The Community region should not be labeled a holding zone for highest intensity densities when it is not compatible with surrounding land uses, con not be supported in the near term by adequate traffic infrastructure, adequate circulation, adequate public services, and significant environmental impacts not mitigable. Many Developers are making broad brush statements that because it is a Community Region that gives them carte blanc for the highest intensity densities. EIR should analyze changing Land Uses where this is not adequate or not compatible in the Community Region.

6. Needed Traffic Infrastructure and circulation needs to be analyzed in the Community Region for existing and cumulative impacts.

7. TC-Xa Measure Y: Define "fix". Should analyze engineering practices needed transportation infrastructure. Should include mixed use and multi family projects.

8. The unincorporated areas should have more formali. ed Regional Councils to dialog better on issues with the County. These should be memebers voted in by community.

9. Please analyze clarifying the structure of County Departments and how to communicate that to the public so that the public has a better idea of how Departments are structured and can more effectively work with them.

10.)The process of Discretionary Projects needs to be fully analyzed to improve inconsistancy's and processes. There should be more public input throughout the initial stages.

Tara Mccann

.-

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County

Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

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Shawna L. Purvines
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Sr. Planner

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: EDHAPAC Letter regarding the NOP for the EIR- the EDCo TGPA and ZOU

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 8:56 PM
To: "Hidahl, John W (IS)" <John.Hidahl@ngc.com>
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks John

---------- Forwarded message ----------
From: Hidahl, John W (IS) <John.Hidahl@ngc.com>
Date: Tue, Jul 10, 2012 at 6:12 PM
Subject: EDHAPAC Letter regarding the NOP for the EIR- the EDCo TGPA and ZOU
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "lou.rain@edcgov.us" <lou.rain@edcgov.us>, Norman & Sue <arowett@pacbell.net>, "jeff.h@ix.netcom.com" <jeff.h@ix.netcom.com>

Hi Shawna,

Attached please find the EDHAPAC Subcommittee.s letter on the NOP for the TGPA and ZOU. Please note that APAC has requested a 60 day extension of the review period within the letter due to the complexity of the subject and the quantity of applicable documents. Our full APAC committee will review the subcommittee's report at our regular monthly meeting tomorrow night (7/11/12) and will submit a subsequent full APAC voting member report NLT Friday 7/13/12.

Thanks, John

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Shawna L. Purvines
Sr. Planner
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www.edcgov.us

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2 attachments

APAC TGPA and ZOU Subcommittee Report on the NOP7-10-12 R1.docx
292K

apac TGPA ZOU NOP matrix7-6-12 revised (3).doc
77K

120082

El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2012 Board
Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary/Treasurer
Alice Klinger

July 10, 2012

El Dorado County Development Services Department, Planning Services
Attn: Shawna Purvines, Senior Planner
2850 Fairlane Court, Building "C"
Placerville, CA 95667

Subject: APAC Comments on the Notice of Preparation of a Draft Program Environmental Impact Report (EIR) and Notice of public scoping meeting for the El Dorado County Targeted General Plan Amendment and the Zoning Ordinance Update

Dear Shawna,

The El Dorado Hills APAC TGPA/ZOU subcommittee was established in February 2012, based upon notification from County of the intent to make modifications to the General Plan and Zoning Ordinance. Since APACs next General meeting will be held on Wednesday July 11th, the APACs subcommittee is submitting this report to meet the July 10th timeline. Following the review of the subcommittee's report at our July 12th meeting a final report will be submitted.

We would like to acknowledge and thank the various members of the County Planning Department, DOT and members of EDAC who have helped define and clarify the range of changes being proposed and under consideration. However, these TGP amendments and zoning changes are very complex and difficult to understand without additional time to analyze the intended results. **Therefore APAC respectfully requests that the County extend the comment period for 60 days to allow an in-depth review of all of the proposed changes.** APAC would like to work further with the EDAC committee and County Staff during this period to consider changing the scope of the amendments and zoning changes.

Based on our cursory review we have identified several proposed changes that may have significant impacts to EDH, dependent upon the range of applicability of the proposed change.

Attached is a copy of a Summary Matrix with comments from ED residents that APAC has received via various communications.

If you have any questions on any of the comments and/or concerns expressed herein, please contact one of the TGPA & ZOU Sub-Committee Co- Chairmen; John Hidahl @ (916 933-2703) or Jeff Haberman @ (916 933-3430)

APAC appreciates having the opportunity to comment on this proposal.

Sincerely,

John Hidahl

John Hidahl,
TGPA & ZOU Sub-Committee Co- Chairman, APAC

cc: BOS1, BOS 2, BOS 3, BOS 4, BOS 5
Planning Commission
APAC Read File

EDHAPAC TGPA/ZOU NOP Response Matrix

July 10, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2 Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	*__Aesthetics__ The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density could exceed the surrounding infrastructure and services. Please analysis this issue. **__Noise__** The increase in density will cause additional noise at these sites. How will this be mitigated?	*__Population/Housing__ The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%. **__Transportation/Traffic__** The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	__*Noise__ Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1 Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	*__Aesthetics__ The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? *__Population/Housing__ The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.2.5.4 Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to	*__Aesthetics__ The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy TC-1a, TC-1b, and Table TC-1- Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.	
Policy TC-1m, TC-1n(B), TC-1w Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads	No Comment at this time	

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1 Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 <u>High Density Residential</u>: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.1.1.1 and 2.1.2.1	These areas should be identified before	***Aesthetics** The changing or adding new areas	***Transportation/Traffic** The change or adding of these

Issue	EDH-APAC Position	NOP Response	NOP Response
Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. *__Air Quality__ Please analyze the air quality impact of all possible change that could occur with the new policy. *__Population/Housing__ Please analyze all of the population changes and impacts that will occur as result of the policy.	centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy. ***Land Use/Planning** Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u>	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning</u>	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. "Identified" mixed use areas must be disclosed in the Zoning Ordinance before	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5 Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1. Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Commen.s for TGPA/ZOU

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jul 11, 2012 at 5:51 AM
To: rich_stewart@sbcglobal.net
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thank you Rich,

Shawna Purvines

On Tue, Jul 10, 2012 at 11:59 PM, Rich Stewart <rich_stewart@sbcglobal.net> wrote:

Shawna:

My comments in regard to the Notice of Preparation of an Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update are provided below. I wish I had more time to spend reviewing these documents, but with the Dixon Ranch NOP deadline last Thursday, my efforts had to be focused there. I have given the El Dorado Hills APAC some additional comments that fit with their points of focus and they have been included in APAC's comments.

I appreciate the opportunity to participate in this process as a member of the general public that clearly has no development or business interests in the County. The goal of my comments is to preserve the quality of life in the County without taxing the residents through burdensome regulations while maintaining the rural feel (yes, even in the El Dorado Hills area--remember, it's all relative). I do believe that we need to make changes that will attract business and provide revenue for the County; however, we need to remember that the changes we make today will impact the County for an eternity. Just because we are currently in a poor business/economic cycle doesn't mean that we need to panic and make changes our community will regret forever. There are some quite dramatic changes being proposed, and this process deserves whatever time it takes to get it right!

I will do my best to stay involved in the process and continue to devote as much of my time as I can to see that the County succeeds.

Rich Stewart

Targeted General Plan Amendment:

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Community Regions:

Please consider removing APNs 126-020-01-100, 126-020-02-100, 126-020-03-100, 126-020-04-100, and 126-150-23-100 (Dixon Ranch proposed project) from the El Dorado Hills Community Region (EDHCR). It is my understanding that these parcels were added during the 2004 General Plan process (was there any public notice to surrounding parcels and the EDHCR at the time?). This may have been a strategic move on the part of the owner, but as it is being demonstrated as the Dixon Ranch project goes through the review process,

it is not appropriate to be included in the EDHCR. Thus, one case that needs to be included for evaluation in the EIR for the TGPA/ZOU is the removal of these parcels from the El Dorado Hills Community Region.

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Zoning Ordinance:

100093

Article 2, Chapter 17.24. Residential Zones, p. 32, Section 17.24.010.A.4:

- Please add “excessive traffic” after the words “excessive noise” in this sentence. Preventing excessive traffic is a key to quality of life in the County. The purpose of this chapter ought to reflect this core value held by most all of the County.s residents.

Landscaping and Lighting Sections:

Please make it clear that residential homeowners do not have to hire a multitude of professionals to plant flowers, change a light bulb, or add sprinklers to their property. If we want to hang out the welcome mat for people to come to our county, we don’t want to have to say “By the way, it’s going to cost you an additional $5,000+ to landscape your property or change a light bulb outside.” In addition, we should not burden our current residents with this significant extra cost.

See the following sections of the proposed Zoning Ordinance:

- Landscaping Standards Article 3, p. 56 Section 17.33.010 states the purpose of the standard is to comply with Water Conservation in Landscaping Act: Model Water Efficient Landscape Ordinance (Gov. Code 65591 – 65599)
  - + I could not find anywhere in the Act a requirement for a Certified Landscape Irrigation Auditor, a Landscape Architect, Civil Engineer, Architect, or Landscape Contractor
  - + p. 59, 17.33.050.B requires hiring a professional
  - + p. 68, 17.33.110.B.3.b.11 requires hiring a professional
  - + p. 69, 17.33.110.B.4.a.7 requires hiring a professional
  - + p. 72, 17.33.110.B.4.g.1 requires hiring a professional
- Outdoor Lighting Article 3, p. 75 Section 17.34 also requires hiring some very costly professionals
  - + p. 78, 17.34.030.D requires hiring a professional
  - + p. 82, 17.34.070 Any nonconforming luminaire that is replaced, re-aimed, or relocated must meet the standards of this Chapter. Again, could be read as to require hiring a professional.

Suggestion: For this entire Article, allow a homeowner to act as their own professional much like an owner-builder can act as their own general contractor. Or, state clearl. in the applicability that it does not apply to a single residential homeowner. Also, make it clear that a homeowner does not have to apply for a permit and pay another fee to landscape their property or change a light bulb.

Landscaping Section:

Please add to the allowed landscaping use of artificial turf in lieu of grass. The quality and appearance of artificial turf has improved tremendously since the days of Astro-turf. Artificial turf saves water, eliminates the use of fertilizers, herbicides, and insecticides (that all wash into our waterways), as well as eliminating noise and air pollution from lawn mowers and string trimmers. This is a significant environmental benefit.

Glossary:

Definitions Article 8, p. 3 section 17.80.020 .Animal Keeping" refers to Section 17.40.070 appears to be a typographical error. The reference maybe should be 17.40.080?

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Appendix A: Landscape and Irrigation:

Many of the indigenous shrubs listed in this section are significant fire hazards. Please have the appropriate expert review with the Fire Marshall prior to including on these lists. Place warnings next to those that should not be planted in areas that are defensible space near structures and roads.

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Comments Regarding TGPA-ZOU

1 message

Marion Franck <marionf2@gmail.com> Mon, Jul 9, 2012 at 9:42 AM
To: TGPA-ZOU@edcgov.us, shawna.purvines@edcgov.us

July 9, 2012

Dear County Planners (especially Shawna and Lillian who I met),

The scoping meeting I attended (Cameron Park) was very helpful, thank you. My husband and I own property on the South Fork of the American river in Lotus.

I am specifically concerned about the possible elimination of the existing rule that property cannot be subdivided in a flood corridor. It would be disastrous if a dam break led to inundation and people were unable to escape because the roads couldn.t handle the surge of humanity. Under the existing rules, the number of people living in the area is limited. We should keep it this way.

At the very least, the upcoming Environmental Impact Report should study the flood risk. If it is significant (and previous policy makers obviously thought so), then the river corridor should not be opened for more dense development.

As the owner of two parcels, one large and undeveloped, I could profit if the county changed the rules. But please don't. The river is an economic and aesthetic resource of inestimable value. It is better for all of us--and safer--if we keep the river corridor as undeveloped as we can.

Marion Franck

5225 Petersen Lane

Lotus, CA 95651

100075

Paul Raveling
2737 Carnelian Circle
El Dorado Hills, CA 95762
Paul.Raveling@sierrafoot.org (916) 933-5826
July 9, 2012

El Dorado County
Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Attn: Shawna Purvines, Senior Planner
Subject: Comments on Notice Of Preparation for Targeted General Plan Amendment EIR

Dear Ms Purvines,

Please accept the pages immediately following this cover letter as my comments for the record. The same materials are being sent to you today by email, with a few Ccs to a small list of others in County government. These are on-record comments for EIR scoping purposes. Those most directly "normal" to an EIR scoping process are in the appended matrix of EDH APAC responses, which might slightly predate the formal submission from APAC. My own personal comments are mainly in the nature of recommendatioins for expansion of the scope of the project to cover traffic and non-economic provisions in the General Plan.

My thanks go to you and to the others among County staff for your work on behalf of the people of El Dorado Hills and El Dorado County.

Sincerely,

Paul Raveling

Paul Raveling

JUL 10 PM 3:39
RECEIVED
PLANNING DEPARTMENT

110103

Comments on Notice Of Preparation
Environmental Impact Report for Targeted General Plan Amendment
July 9, 2012

submitted by Paul Raveling
2737 Carnelian Circle, El Dorado Hills, CA 95762
Paul.Raveling@sierrafoot.org

The main body of these comments is in two parts.

- Part 1 suggests additions to this project, the Targeted General Plan Amendment, generally referenced below as "TGPA").
- Part 2 affirms my support for comments from the El Dorado Hills Area Planning on the TGPA proposals.

My personal review does not cover the proposed Zoning Code. This is due only to the required scope of personal effort for such a review.

Two comments in Part 1, Comment 1 and Comment 8, present issue-specific proposals which will seem extreme to sensible readers. In part, Comment 1 responds to situations which I see as essential in provision of city services and already extreme in their absence. Comment 8 involves a bit of metaphorically blowing off some steam to finish up the section. If it's read as a tongue-in-cheek note, its implicit message to County Planning is similar to what Rodney King said to the Los Angeles Police: "Can't we all just get along?". In this case Comment 8 means that both the General Plan and County planning actions need and deserve a stronger focus on local nonecomic values. Comment 1 carries the same message more explicitly but is inclusive for economic values.

A second purpose for a degree of extremity in Comments 1 and 8 is recognition that proposals for General Plan amendments are the start of processes that tend to involve forms of negotiation. Prudent negotiation starts by establishing a cognitive anchor at a level leaving room for compromise. Stated colloquially in language of American Pickers and Pawn Stars, a seller needs to start with a high asking price in order to ultimately reach a fair deal.

My 20-year history of generally just suggesting a fair deals has mainly had a generally dismal record in producing appropriate results. There's merit in the commonly heard definition of insanity as repeating the same action over and over and expecting a different result. By that criterion many parts of Comments 1 and 8 are an attempt to cling to sanity. Other opinions of these comments may be equally valid. In my view the ultimate challenge

to sanity is lack of a city government in the County's largest actual city, which houses a quarter of the County's population.

Part 1: Suggestions for additions to the project

A thorough review of the General Plan and of civic needs, especially in El Dorado Hills, could be expected to enlarge this list.

Comment 1. Public Services and Utilities Element:
Consider amending Goal 5.1 and adding Policies 5.1.1.0 through 5.1.1.0.4 as follows.

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas. **Anticipate migration of services from the County to a future city government.**

Policy 5.1.1.0:

The County shall provide a Community Region Council in unincorporated Community Regions whose population exceeds 10,000. These councils are advisory to the Board of Supervisors and to County commissions and committees. The County Board of Supervisors shall consult with each such Community Region Council regarding County business affecting its specific Community Region. Authority and responsibility for such business remains with the Board of Supervisors, unless the Board delegates specific authority and responsibility to individual Councils.

Members of Community Region Councils shall be elected by popular vote of the registered voters within their Community Region. Council members must themselves be registered voters residing in the Community Region. Councils may appoint local advisory commissions and committees.

Policy 5.1.1.0.1:

The County shall establish and maintain robust communication with all Community Region Councils.

Policy 5.1.1.0.2:

Any matter subject to decisions by the Board of Supervisors which affects a Community Region shall first be heard in one or more meetings of the relevant Community Region Council(s).

Policy 5.1.1.0.3:

County government shall establish and maintain appropriate staff presence in each unincorporated Community Region. Staff presence shall be substantially equal to that of a city government in unincorporated a Community Region whose population exceeds 20,000.

Policy 5.1.1.0.3:

The County shall maintain a separate Road Maintenance Fund for each unincorporated Community Region whose population exceeds 20,000. Each such Road Maintenance Fund shall be funded at the level of revenue which the Community Region would receive as an incorporated city.

Rationale: Such "virtual cities" need road maintenance funding the higher levels normally dedicated to cities under California law.

Policy 5.1.1.0.4:

Until a full-time "virtual city government" can be established in El Dorado Hills, *all* County government operations shall be conducted in El Dorado Hills during one week of each month.

Quantitative basis for this specific policy proposal: The 2010 Census found that 23.3% of the population of El Dorado County lived in El Dorado Hills. This percentage is gradually increasing: Statistics for building permits continue to show that approximately 2/3 of all new housing construction is in El Dorado Hills. This policy is essentially a time-share proposal based on population proportionality.

Overall Rationale:

Unincorporated communities in these size ranges need more intensive communication with County government and a more intensive level of service delivery than has historically been typical in unincorporated Community Regions. As a consequence, they need a greater degree of local influence, if not local control. An important part of local influence and local control is planning

a city's road system in advance to support its actual land use. Please note that existing nearby cities appear to have demonstrated the value of local insight and a local focus in governance at the community level. In the case of road networks, this is arguably demonstrated by their prevalent use of LOS C instead of E as the minimum required level of service on their roads.

Experience over the past 20 years has demonstrated need in public affairs for communications networks based on interpersonal contact. I refer to this as "Facenet". Facenet networks have proven to be largely infeasible in urbanized areas such as El Dorado Hills when local government is geographically remote. Colocation of local government with community regions is vital to both citizens and local agencies.

A second part of the rationale for this suggestion is the likelihood that it s no longer fiscally feasible to incorporate El Dorado Hills as a city. The "Great Recession" demonstrated that fiscal sensitivity analysis for an incorporation must include zero growth as a realistically possible circumstance.

The 2005 incorporation's Comprehensive Fiscal Analysis (CFA) sensitivity analysis covered only 25% reduced growth. Extrapolating from its results for nominal growth and 25% reduced growth lead to zero (100% reduced) growth produces a finding that the city's General Fund would have been essentally at break-even given the l2005 evel of revenue neutrality payments. Commercial and residential growth since then has the effect of having increased the amount required for revenue neutrality payments. The result is that the General Fund would be in deficit at zero growth and could be in jeopardy at a newly identified level of nominal growth after incorporation.

In short, it may be economically necessary for El Dorado Hills to remain unincorporated for the foreseeable future due to California revenue neutrality law. Consequently, the County needs to begin setting up a governmental structure to provide a "virtual city government" as EDH grows from its 2010 population of 42,108 to approximately 70,000 or more at buildout.

Comment 2. Land Use Element and Public Services/Utilities Element:
Consider updating Figure LU-1 in accordance with the following new Goal and Policy to be added to the Public Services/Utilities Element:

Goal 5.2: Reserve land areas central to each Community Region for use as a Civic Center by local governance and local public agencies.

Policy 5.2.1:

Land Use for each Community Region shall designate a Civic Center area. This area shall be reserved for use by the local government and local public agencies serving the Community Region.

Policy 5.2.2:

Land designated for use as a Civic Center area shall be chosen as nearly as feasible to maximize convenience of access by Community Region residents and by representatives of local businesses. Location choice should anticipate planned buildout conditions in the Community Region.

[An appropriate measure for optimizing convenience of access can be derived by a variation of a moment summation or center-of-gravity calculations, with trip times via the road network substituted for conventional linear measures of moment arm length.]

Policy 5.2.3:

While a Community Region is unincorporated its Civic Center area and improvements thereon shall be owned and operated by the County of El Dorado. When any Community Region or substantially equivalent land area becomes incorporated as a city, ownership and operating responsibilities shall be reassigned to the new city. Such reassignment shall occur within a one-year transition period following a new city's date of incorporation.

Rationale:

As Community Regions grow their need for local presence of local government and local public agencies increases. Such a Civic Center needs a land allocation whose size depends on the ultimate size of the Community Region or of a future city which will assume legal responsibility for the Community Region.

Comment 3. Land Use Element:

Consider amending Objective 2.1.1 and Policy 2.1.1.2 approximately as follows:

OBJECTIVE 2.1.1: COMMUNITY REGIONS

Purpose: The **Community Region boundary and an internal** urban limit line establish~~es~~ a line on the General Plan land use maps demarcating where the urban and suburban land uses ~~**will be developed**~~ **are permitted, subject to**

careful review by a Community Region Planning Advisory Committee. Urban and suburban planning and development is to p~~P~~rovide opportunities ~~that allow~~ for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County. **Avoidance of traffic congestion and delays is the most important element common to all of these objectives.**

~~The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.~~ **An urban limit line may be established within the area of each Community Region. Permission of urban development is intended to ~~P~~p**rovide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policies related to adopt a specific choice of urban limit line must recognize that this choice is sensitive to the values, experiences, and judgment of local citizens.

Policy 2.1.1.2

Establish Community Regions to define those areas which **contain a mix of land use types ranging from urban to rural in character. Urban portions** are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries **and at urban limit line boundaries**. These boundaries shall be shown on the General Plan land use map.

All local project-level development decisions shall be reviewed by a Community Region Planning Advisory Committee whose members reside in the Community Region. Committee approval shall be required for changes to urban limit lines. The Committee shall additionally have authority to require the County to submit changes in urban limit lines to the Community Region's voters for a binding referendum.

Overall Rationale:

One General Plan issue is conditional permission versus entitlement. An example is a notion that "if High Density Residential (HDR) land use is permitted in a Community Region, then any application for a corresponding land use (and/or zoning) change for specific parcels must be granted."

The suggested amendments to Objective 2.1.1 and Policy 2.1.1.2 attempt to convey that such a change must be conditioned on a variety of factors in a Community Region. Some of those "other factors" are consequences of having a sparse road network by the standards of most cities and suburbs:

- Sparse/low capacity roads in a genuinely urban or suburban area tend to produce traffic congestion and delays.

- Sparse/low capacity roads in a surrounding rural area effectively extend the functional scope of a community into a surrounding Rural Region.

- A factor not caused by the road network is existence of areas of rural and semirural land use within a Community Region. For reasons of human psychology, especially in a high-density community, it is appropriate to provide proximate access within the Communty Region to areas which are variously natural, open, and used at low intensity.

  A current example potential growth impacts is Dixon Ranch, in the LDR area south of Green Valley Road. As planned, this will replace an area generally in the nature of oak woodland with sparse housing with 709 homes in HDR land use. Generation of approximately 7,000 Average Daily Trips is a further challenge to local traffic, including the portion of Green Valley Road with existing LOS F problems.

Two factors call for increased local participation, if not control, for management of development in Community Regions such as El Dorado Hills.

One factor is that knowledge of local conditions and values is better among local residents than among those who live and work at a distance. (Placerville's County Government center is about 21 miles from my own home.)

Another factor is a general perception that a Placerville-based County government is biased toward service to the Placerville area. Purely objective metrics from project history of the El Dorado County Transportation Commission (EDCTC) are strongly consistent with such a view, as is the history of that commission's Placerville-dominated board in rejecting participation by El Dorado Hills. The perception of a divide that disempowers EDH residents is enhanced by an extremely common human tendency to unconsciously employ

false dichotomy logical fallacies. Combining fact and perception produces a legitimate need among the El Dorado Hills population for improved local control, especially with respect to development.

Comment 4. Land Use Element:

Consider revising designated occupancy ratios for Persons Per Housing Unit in Table 2-2 to account for locality-specific differences..

Rationale:

This is important to assure reasonable accuracy in forecasting

1. Attaining appropriate accuracy in population forecasts may require specializing this metric for different localities.

Example: The 2010 Census reported 2.97 persons per household in the El Dorado Hills Census Designated Place, indicating 14,178 dwelling units. The General Plan assumes 2.8 persons per household in High Density Residential areas, which produces a population estimate of 39,698 for the EDH CDP. Actual population was approximately 6.1% higher than would be expected from General Plan forecasts.

In El Dorado Hills, underplanning by 6.1% would result in actual population exceeding estimates by about 4,000. This would couple into a actual traffic exceeding estimates by about 30,000 to 40,000 Average Daily Trips. For purposes of adequate traffic demand analysis and road system planning it is important to either increase the level of refinement in forecasting local population or to over-specify the required road system capacity.

2. Attaining needed accuracy may require accounting for additional factors. In addition to the 6.1% factor cited above, actual traffic counts in El Dorado Hills have grown significantly during the period of nearly zero housing growth from 2008-2011. One count location on Green Valley Road, a point with a current LOS F issue, recorded a traffic increase of 19.4% from 2008 to 2011. This is sufficient to move a roadway previously operating at LOS C into LOS F.

The most apparent possible causal factors are level of economic activity, including but not limited to unemployment rate, and changes in home occupancy. The traffic count change noted above occurred mainly in a time of stagnant unemployment until approximately 2011. A more significant factor may be the recently reported trend for young adult children to remain in their parents' household for more years than in the past.

Such factors are likely to also be locality-specific: While EDH traffic levels have increased since 2008, traffic counts have remained depressed in other areas of the County. Also, past statistics for Census tracts have shown substantial variation among different parts of the County.

Comment 5. Transportation and Circulation Element:

Consider amending Policy TC-Xd to require a minimum standard of LOS C, except for LOS D within ½ mile of a state or federal highway.

This would replace the existing minimum standard of LOS E in Community Regions, LOS D in Rural Centers and Rural Regions, and LOS F on the road segments designated in Table TC-2.

Rationale:

1. LOS C is generally achievable.
Commonly cited maximum traffic levels for LOS C, based on roadway demand-to-capacity ratio, are about 81% of those for LOS E. Nearby communities, such as the City of Folsom, have traffic counts demonstrating ability to maintain LOS C at most locations.

2. LOS C is highly more desirable to drivers than LOS E or LOS F.

3. Maintenance of LOS C instead of LOS E would be economically advantageous to businesses in El Dorado Hills and other Community Regions.

LOS C is the existing standard in the Placer County General Plan and in the General Plans of all most almost all cities in our region. Those that I've checked to date include Folsom, Roseville, Rocklin, and Lincoln. Substantially all of these General Plans include minor variations of the suggested permission of LOS D within ½ mile of a highway or freeway.

Comment 6. Transportation and Circulation Element:

Consider amending the Circulation Map (Figure TC-1) to add new arterials and major collectors in areas of increasing population density. Where possible, increase connectivity and parallel capacity by adding major road segments using the topology of a rectangular mesh.

No specific routes are proposed here, this is in the nature of a major planning project.

Rationale:

Parts of the County need both proactive and remedial road system development to meet reasonable Level Of Service requirements.

El Dorado Hills is probably the most critical of these areas. In the Circulation map its density of mapped roads is almost exactly 2/3 that of an identical rectangular land area centered on US 50 in west Placerville. EDH is continuing to experience the highest rate of residential growth in the County, according to building permit statistics for new homes.

Comment 7. Transportation and Circulation Element:

Consider requiring conversion of signalized intersections to roundabouts wherever feasible.

Rationale:

Benefits cited by numerous U.S. sources include these:

- Roundabouts increase traffic capacity 30% to 50% relative to signalized intersections.
- Roundabouts nearly eliminate off-peak delay.
- Roundabouts decrease fatal accidents by 90%.
- Roundabouts decrease injury accidents by 75%.
- Roundabouts cost less than traffic signals and provide lower costs for use and maintenance.
- Roundabouts do not necessarily require more space than traditional intersections.
- Roundabouts reduce required roadway width for intersection approach lanes and turn lanes.

In El Dorado Hills, roundabouts may be the most cost-efficient and most quickly-buildable solutions to traffic issues on the Green Valley Corridor. Those issues include current LOS F at two intersections and close approach to LOS F at a third.

Comment 8. Land Use Element:

Consider rewriting Policy 2.6.1.5 approximately as follows:

Policy 2.6.1.5

~~**All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed**~~

~~lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.~~

Development on ridgelines is strictly prohibited. In the case of existing ridgeline building in Serrano which is visible from the general area of US 50, Town Center, and El Dorado Hills Blvd., the County of El Dorado shall be directly responsible for fully mitigating this visual blight, with a deadline of 2015 for completion of mitigation.

Rationale and notes:

The County permitted that ridgeline building, and it *REALLY* looks disgusting. It makes our downtown area look like a slum. (ok, this is personal opinion.) Frank Lloyd Wright was right: Never build on top of a hill or a ridge. A "Shining Brow" (Taliesin) is ok, putting boxes on top to dominate the ridge isn't. As Wright also said, architecture should be in harmony with its environment. Hills and ridges are esthetically displeasing when dominated by large boxy houses -- metaphorically, rectangular warts on nature's ridge..

Maybe there's actually a way to mitigate this. The Bureau of Reclamation currently has a spare hill or two of dirt and rock at Mormon Island Dam and probably also near Dike 8. If someone is persuasive enough perhaps the County can convince the Bureau to move its hills onto our ridge at the Bureau's expense. Filling the ridge top out horizontally would be a start, planting native oaks on the new hillside might finish the job after the trees have grown for a couple decades. Until then, what? Camouflage paint on the houses? Camouflage netting to hide them? Perhaps we should call in some Disney Imagineers.

Part 2: NOP Comments on TGPA proposals

Comment 1:

My earlier review of the main ROI document showed that most of the proposed General Plan changes serve almost exclusively economic purposes. They generally tend to authorize an increased scope of development in terms of population density, land use intensity, and traffic levels. A summary of those ROI findings is:

- 15 proposed changes are especially problematic for El Dorado Hills.
- 16 proposed changes are less problematic but still tend to increase traffic and land use intensity.

- 10 proposed changes are variously not problematic, not applicable to EDH, or unclear.

The proposed changes do not include corresponding updates to mitigate either increased levels of traffic or existing deficiencies in the General Plan's Circulation Diagram and its Transportation and Circulation element. Some degree of other environmental impacts are possible due to changes in the character of land use, especially in parts of the County where current land use is generally rural or subrural.

El Dorado Hills is especially sensitive to traffic impacts. Both the 1996 and 2004 General Plans were deficient in provision of road system infrastructure needed to mitigate traffic from increased development.

If the TGPA goes forward as it now stands, there is a compelling need for the County to initiate a new process to review and update the 2004 General Plan in the interest of traffic mitigation and noneconomic values. The County should do this immediately.

EDH APAC Comments:

I concur with the comments drafted by the El Dorado Hills Area Planning Advisory Committee. Those comments result from discussion and written input from committee members, including myself. The APAC comments are appended in the paper submission of these personal comments. They are included as an attachment in the email submission of these personal comments.

EDHAPAC TGPA/ZOU NOP Response Matrix

July 6, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2-1-Major Concern Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	***Aesthetics** The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density could exceed the surrounding infrastructure and services. Please analysis this issue. ***Noise** The increase in density will cause additional noise at these sites. How will this be mitigated?	***Population/Housing** The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4-Major Concern Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	***Aesthetics** The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. ***Land Use/Planning** If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	***Noise** Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1-Major Concern Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.2.5.4-Major Concern Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to	***Aesthetics** The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies-Major Concern Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy TC-1a, TC-1b, and Table TC-1-Major Concern Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. The EIR should analyze this impact and provide detailed mitigation measures.	
Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads	No Comment at this time	

Issue	EDH-APAC Position	NOP Response	NOP Response

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1-Major Concern Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 -Major Concern High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.1.1.1 and 2.1.2.1-Major	These areas should be identified before	***Aesthetics** The changing or adding new areas	***Transportation/Traffic** The change or adding of these

Issue	EDH-APAC Position	NOP Response	NOP Response
Concern Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. ***Air Quality** Please analyze the air quality impact of all possible change that could occur with the new policy. ***Population/Housing** Please analyze all of the population changes and impacts that will occur as result of the policy.	centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy. ***Land Use/Planning** Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. "Identified" mixed use areas must be disclosed in the Zoning Ordinance before	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5- Major Concern Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Moderate Concern Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1.1- Moderate Concern Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- ***Major Concern*** 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	***Aesthetics** The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. ***Land Use/Planning** If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: TGPA and Zoning update comments

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 8:38 AM
To: pattie@m. sistersfarm.com
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Patricia,

We will take the comments any way we can get them. So thank you for sending your comments attached to an e-mail.

Shawna Purvines

---------- Forwarded message ----------
From: Patricia Chelseth <pattie@mysistersfarm.com>
Date: Mon, Jul 9, 2012 at 9:38 PM
Subject: TGPA and Zoning update comments
To: Shawna.purvines@edcgov.us

After 9 hours of working on this, I couldn't fit it into the 1000 character comment form.

In Service to Freedom, Love and Laughter

Pattie Chelseth
916-704-4372

Know your Farmer
If you don't have one, find one
If you can't find one, become one

My Sisters' Farm

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362

shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

Zoning_Commen.**s**.doc
26.

In regards to the TGPA and Zoning plan update I have some general comments and then some specific questions.

In general, the way the plan is written, it has a tendency of reducing the restrictions of big development and hits the little guy with more restrictions.

Based upon the purpose stated in 17.10.10 section C. How can there be even consideration of denser housing levels with the water shortages we have in this county and the State of California? What would the **environmental impact** of increasing housing density on available water resources? What **cultural impact** would it have on the rural nature of our county? As two alternatives, what would be the impact of leaving it the way it is, or what would be the impact of a decrease in housing density in consideration of this vital resource as a more realistic alternative; especially in lieu of the fact that agriculture is a major industry in need of water here?

In regards to **high density residential regions**, what would be the impact of requiring community gardens to be provided, which could also qualify as part or all of the open space required. This would fit better into sustainable and affordable food sources and less need to travel outside the area, decreasing the carbon footprint.

In Article 8, the Glossary, There are several definitions that need to be revised.

Domestic Farm Animal should also include rare, heritage breeds of livestock and poultry that are not necessarily considered "normally domesticated" to help increase bio and genetic diversity.

Livestock, High Density (Use Type)- As written, this includes most of the domestic animals in El Dorado County. The phrase "where the primary source of food is other than the vegetation grown on site" should be deleted. The examples sited are feed lots, dairies, (it should state **Large Dairies**, as CDFA is working on creating rules for small and micro-dairies to help support local communities) and similar operations, such as Confined Animal Feeding Operations, (CAFOs)

How would **High Density Livestock** impact the purpose of **17.10.10 section F**?
Maintain and protect the county's natural beauty, vegetation, air and water quality, natural landscape features, etc.

What impact would **High Density Livestock** have on **available water resources**, aesthetics and animal health in our rural county. The carbon footprint to haul in large amounts of GMO corn and grain, which is a primary food for these operations, is also unsustainable.

Under Article 2, 17.24.020 Cropland and Orchards are not permitted if the lot size is under 3 acres. What is the **economic and cultural impact** of not allowing the sale of one's abundance? If this is an issue of chemical spraying etc. Perhaps this can be modified to include no applications of dangerous pesticides or herbicides. Most folks at

this level grow organically and sustainably. It is about local healthy food and folk should be allowed to share their bounty and again, have some form of monetary compensation if they choose.

Stables (use type) Private This definitions does not take into account boarding of domestic livestock for folks who don't have the land to do so, but want to own an animal in whole or in part, for their own healthy food source. The coming food sovereignty ordinance allows for this type of activity. It should be redefined as; an accessory building to a primary residential use that is used to shelter horses and other domestic farm animals, or for training and horse boarding consistent with a home occupation. Or perhaps there should be a similar type of definition for a Barn. It is not defined, but is in the Zoning along with Stable.

.

Under Article 4, 17.40.080 section C.

How will limiting all livestock to lots greater than one acre impact the **cultural lifestyle**, such as 4-H and the **economic viability** of raising one's own healthy food. Perhaps an alternative to allow for small livestock, such as Rabbits, Chickens, perhaps a milk goat on these smaller parcels would create a more sustainable lifestyle and community. There are already communities in this county, with CC&Rs, for those who don't like the rural qualities of El Dorado County.

Under Article 4, 17.40.080 section D.

If animal keeping is permitted, why prevent animal slaughter for one's own use? What **cultural impact** does adding this restriction have on a residents ability to sustain themselves? What **cultural impact** on 4-H and FFA? What **health impact** by not allowing those who choose to raise their own chemical free food animals? What **economic impact** on those who would supplement their income from the sale of their excess bounty and for **access** to those who wish to know their "farmer" and buy healthy food? **How does this restriction encourage economic activities creating potential employment opportunities in the county, even if only part time**?

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Comments Regarding TGPA-ZOU

1 message

Laurel Brent-Bumb <chamber@eldoradocounty.org> Mon, Jul 9, 2012 at 10:53 AM
To: TGPA-ZOU@edcgov.us
Cc: Kim Beal <kimberlyabeal@gmail.com>

Dear Ms. Purvines,

Please refer to the attached document originally submitted to the County on 10/24/2011, and amended February 21, 2012 and forwarded to you in an email on February 22, 2012.

This email is being sent to express the concerns of both the El Dorado County Chamber of Commerce and the El Dorado County Association of Realtors. In reviewing the County's draft HOO dated May 25th 2012, we noticed the optional analysis for the HOO is not fully incorporated into the draft.

We are requesting that the optional analysis used be the one submitted by the EDAC, Regulatory Reform Home Occupation subcommittee. Copy is attached. To the extent that other provisions throughout the draft zoning ordinance would adversely affect the Home Occupation Ordinance, we are requesting change and or elimination of such provisions.

Laurel Brent-Bumb, A.C.E.
Chief Executive Officer
El Dorado County Chamber
www.neighboromics.com
"neighborhood economics it's good for all of us"

I am using the Free version of SPAMfighter.
SPAMfighter has removed 26232 of my spam emails to date.

Do you have a slow PC? Try free scan!

EDC_HOO_EDAC_BOS_presentation.docx
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120091

Home Occupation Ordinance (HOO) Outline

Presented to the Board of Supervisors 10/24/2011

Amended 2/21/12

- Today, many existing home based businesses utilize employees, work in the home or a detached building, create occasional noise, and have operated for years without complaint or impact on neighbors, but are illegal.
- General Plan Policy 10.1.7.4 states "Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties."
- Program 10.1.7.4.1 reads "Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in Community Regions, Rural Centers and Rural Regions."
- Program 10.1.7.4.2 reads "Land use regulations shall disallow Conditions, Covenants and Restrictions that preclude home occupations or work-at-home activities."
- Purpose of Home Occupations: to provide opportunities for businesses incidental to and compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, and reduce vehicle trips on local roads, while minimizing conflicts with adjacent property owners and protecting the public health, and safety and welfare.
- San Bernardino County is an example of a HOO that encourages HO by allowing HO classes based on standards.

17.40.160 Home Occupation Ordinance

- A Home Occupation is the use of one's residential property for business, which may be conducted within the home, within another onsite building or outdoors. It is permitted only if the home is used primarily as a residence, by the homeowner or tenant, and the business will not alter the residential character of the area.

Three Classifications:

Class I – Community Regions

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is five acres or more, four employees are allowed by right

- All work shall be predominately done by telephone, mail, facsimile, internet, one client face-to-face at a time set by appointment only, or off-site work.
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of six students at any one time, once per day
- Storage of business products shall be within a building, and/or screened from public view
- Only those types of commercial vehicles normally used in residential areas are allowed, unless the vehicle is parked within an enclosed structure and/or screened from public view
- Business conducted outdoors shall be screened from public view

Class II - Rural Centers

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is between five and ten acres, five employees are allowed by right
- If the parcel is ten acres or more, ten employees are allowed by right
- Allows a limited number of clients or customers on site at one time
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of eight students at any one time, twice per day.
- The business may have a limited impact on the neighborhood
- Any business allowed in Class I shall be allowed in Class II
- Storage of business products and business vehicles shall be screened from public roadways
- Business conducted outdoors shall be screened from public roadways

Class III – Rural Regions

- If the parcel is less than five acres, four employees shall be allowed by right
- If the parcel is between five and ten acres, seven employees are allowed by right
- If the parcel is ten or more acres, ten employees are allowed by right
- Allows a large number of clients or customers on site at one time
- A business may have more impact on the neighborhood than allowed in Class I or Class II
- Any business allowed in Class I or Class II shall be allowed in Class III
- Storage of business products and business vehicles shall be screened from public roadways
- Business is allowed to take place outdoors

Permit Requirements

- A permit is not required for businesses having up to two employees, provided all parking is on site and there is no other impact on the neighborhood

- A permit is required for businesses having more than two employees
- A permit is required for businesses that will have a significant impact on the neighborhood

General Standards

- All businesses must have a Business License
- A home occupation shall be permitted in any zone that allows single- or multi-unit residential use
- All employee parking shall be on site
- A tenant operating a Home Occupation is required to provide the property owner's notarized, written permission for that specific use of the property
- Should the owner of the business own contiguous parcels, the aggregate of the acreage shall be used to determine the number of employees, customers and clients allowed
- Hours of operation are allowed between 7:00 AM and 9:00 PM
- The Home Occupancy Ordinance shall not override other County Ordinances

Additional Standards will be written as the ordinance is being created, to provide setbacks, standards for each Class, signage and more. Also, it is anticipated that there will be at least 2 types of permits, one being an administrative permit and the other being a Special Use Permit

---

The initial HOO outline was prepared and presented to the Planning Commission on September 22, 2011. KAB

The First Amendment of the HOO was approved by the EDAC HOO Committee on October 21, 2011, and presented to the Board of Supervisors on October 24, 2011. KAB

Within Article 4, Chapter 17.40, the County changed the Home Occupation Section number from 17.40.170 to 17.40.160, and incorporated herein on February 21, 2012. KAB

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Citizen Question

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jul 9, 2012 at 12:05 PM
To: samparlin@sbcglobal.net
Cc: Mike Applegarth <mike.applegarth@edcgov.us>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Sam,

As Mike indicates below the General Plan Land Use designation of Medium Densit. Residential (MDR) and the Zoning of Residential One Acre (R1A) for the two parcels located within the proposed Tilden Park project in Shingle Springs will not be changed or amended as part of the Targeted General Plan Amendment (TGPA) and Comprehensive Zoning Ordinance Update (ZOU) . They will remain MDR and R1A.

As we discussed on the phone, the TGPA and ZOU also does not propose revisions to the findings required to be made by the Board of Supervisors for a specific development project seeking a General Plan Amendment. Tilden Park is required to be processed under a separate application with a separate environmental review.

Please let me know if you have any additional questions.

Shawna Purvines

On Fri, Jun 29, 2012 at 4:37 PM, Mike Applegarth <mike.applegarth@edcgov.us> wrote:

> Shawna:
>
> At the Cameron Park scoping meeting Mr. Sam Parlin inquired about how the TGPA/ZOU does or does not affect the Tilden Park Project. Without the address or APN available Wednesday night, he called me this afternoon to discuss.
>
> For both Tilden Park APN's the land use is Medium Density Residential. The current and proposed zoning is Single-Family Residential 1-acre. Mr. Parlin would like to know if there is anything in the TGPA's or zoning ordinance changes that would make it easier for the property owner to increase to high density and/or commercial.
>
> I thought you would be the most knowledgeable. Would you mind giving Mr. Parlin a call on his cell at (916) 880-0399 or at home at (530) 672-6425?
>
> Sincerely,
>
> Mike Applegarth
> Principal Analyst
> Chief Administrative Office
> El Dorado County
> (530) 621-5123
>
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> Thank you.

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us

100076

www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Zoning ordinance update

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jul 9, 2012 at 8:49 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Bill Bishop <pla. ball95667@yahoo.com>
Date: Sat, Jul 7, 2012 at 9:59 PM
Subject: Zoning ordinance update
To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Dear Shawna,

As you discussed with my wife Tracey, I am sending you a request (attached file) regarding the proposed zoning of our parcel.

Sincerely,

Bill & Tracey Bishop

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

Shawna Purvines_Eden Bishop request.PDF
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100074

Shawna Purvines
El Dorado County Development Services
2850 Fairlane Ct., Building C
Placerville, CA 95667

July 6, 2012

Subject: Targeted General Plan Amendment and Zoning Ordinance Update

Dear Shawna,

The purpose of this letter is to request an alternative zoning designation for our parcel (APN 329-171-74) at 4260 Boyd Lane, Placerville as part of your consideration of the Zoning Ordinance Update. The proposed designation is R3A and we are requesting R1A for the following reasons.

My wife and I purchased the parcel with my wife's parents, Reg and Dianne Eden, in the early 1990s with the intention of subdividing the 3.4 acres into three 1+ acre parcels for retirement income. Before we bought the property we talked to a planner in your department to find out what the general plan designation and zoning was. We were told the general plan designation was high density residential and the zoning was RE10. We were also told that the RE10 was a holding zone until a specific project (a rezoning or parcel map) was proposed and that because there were 1 acre parcels along our parcel map rode and around our parcel, there was a strong likelihood that the parcel could be rezoned to R1A. There was also a proposed 1 acre subdivision to the west of and adjacent to our parcel on APN 329-171-15 and a high density tentative subdivision map on the Hagen Ranch properties which ajoin our parcel to the southwest. We also determined that El Dorado Irrigation District (EID) service would be available for a 3-way parcel split (see attached EID Facility Improvement Letter) and that adequate fire flow and hydrants were on site for 3 parcels (see attached Diamond Springs/El Dorado Fire Department letter).

We understand that there are no guarantees when it comes to subdividing, but felt we did our due diligence in determining the feasibility of subdividing and actually paid a premium for that potential in the cost of the parcel.

In reviewing the zoning maps proposed as part of the Zoning Ordinance Update, the proposed zoning for our parcel is RA3 instead of the R1A designation we expected. As a result, we would like to request that you reconsider the zoning for our parcel and designate it as R1A consistent with the surrounding parcels along our access road and the ajoining Hagen Ranch property.

Thank you for your consideration.

Sincerely,

William and Tracey (Eden) Bishop

El Dorado Irrigation District

In reply refer to: E0592-256

June 1, 1992

Dianne and Reginald Eden
4459 Panorama Drive
Placerville, CA 95667

Subject: Facility Improvement Letter; Parcel Split
Assessor's Parcel No. 329-171-36, 38

Dear Mr & Mrs. Eden:

This letter is written in response to your request dated May 16, 1992 and is pursuant to District Policy Statement No. 22 which states the procedure agreed upon between the District and the County to indicate water and sewer improvement requirements necessary to support your proposed parcel split. Your proposed project is a 3 way parcel split.

Please be advised that at the time of issuing this letter the District is in a declared state of water emergency, under Water Code Section 350. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities anticipated to serve your project. In terms of water supply, as of June 1, 1992 there were 6,400 EDU's available. Your project as proposed on this date would require 2 EDU's in addition to the 1 EDU being served presently.

This letter is valid for a period of two years. If your project has not received Tentative Map approval within two years of the date of this letter, a revised Facility Improvement letter may be required.

This property is within the District boundary.

Water:

There is a 4-inch water main in Nanas Lane east of the property and an 8-inch water main that runs through the property from the northeast to the southwest portion of the property.

At this time these facilities are adequate to meet the anticipated domestic needs for this property. As indicated by your letter from the Fire Department, the existing fire protection available to your property is adequate.

As part of the requirements for this parcel split a 20-foot easement will be required for the 8-inch water main that crosses a portion of the property.

The County is the lead agency for environmental review of this project per section 15051 of the CEQA Guidelines. The County's initial study should include a review of the alignments for required offsite water lines as well as a review of the project site.

All service shall be provided in accordance with El Dorado Irrigation District Regulations and Policies from time to time in effect. As they relate to conditions of and fees for extension of service, District Regulations and Policies will apply as of the date of a fully executed Extension of Facilities Agreement. As they relate to conditions of and charges for initiation of service and for ongoing water service provided to the customer, District Regulations and Policies will apply as adopted and amended from time to time by the District's Board of Directors.

Questions regarding District water facilities should be directed to Kyle Ericson, who may be reached at (916) 622-4534. Questions regarding line extensions should be directed to our Customer Service Department at (916) 622-4513.

Sincerely,

EL DORADO IRRIGATION DISTRICT

David E. Powell, P.E.
Senior Engineer
Planning

KE: rl

Attachment: Map

cc: Customer Service Department

Dave Powell

CHECKLIST FOR FACILITY IMPROVEMENT LETTER REQUEST

In order to start the process to obtain a Facility Improvement Letter the following information will be required. Should you have any questions or concerns please feel free to ask one of our Business Service Representatives.

Has a Service Capability Letter been previously issued? Yes____ No X
If yes please attach a copy.

1. Applicant's Name and Address: (Who letter should be addressed and sent to)

   DIANNE & REGINALD EDEN Contact Person: DIANNE EDEN

   4459 PANORAMA DR Phone Number: 626-8307

   PLACERVILLE, CA

2. Project Information: HAVE 1- 1" METER TO BE SEPARATED INTO 2 SERVICES. NEED 3 - 3/4" METERS AND REMOVE 1" METER

3. Is project within any EID Assessment or Improvement District? Yes __ No X

   Number of Lots, Apt/Condo Units 3 Meter Size Requested 3/4"

   Number of Landscape Meters 0 Meter Sizes —

   Project Name: EDEN

   (Attach Parcel Map if Applicable)

4. Services Being Requested (Please check those that apply):

	Water	Sewer		Water	Sewer
Single Family	✓	____	Industrial	____	____
Apartments	____	____	Agricultural	____	____
Condominium	____	____	Landscape	____	
Townhouses	____	____	Fire Protection	____	
Commercial	____	____	(Attach any Comments to Form)		

(The Facility Improvement Letter will not be written until the Fire Department has issued a letter stating fire flow requirements for all projects except subdivisions. Subdivisions will be required to obtain a letter from the Fire Department as part of the Facility Plan Report).

5. Site Information:

   Assessor's Parcel Number (s) 329-171-36, 38

   Current Zoning R10 Proposed Zoning R1A Total Acreage 3.4

   General Plan/Ultimate Build Out HIGH DENSITY

6. Required Fees:

Fire Protection Only	$50.00
Parcel Splits or Subdivisions	$50.00 + 2.00 per parcel or lot
Commercial/Industrial	$50.00 + 2.00 per EDU- 7 per acre
Apartments/Condos, (.75 EDU's)	$50.00 + 2.00 per EDU
Schools	$50.00 + 2.00 per EDU based on site facilities

Revision $75.00

THESE FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE

After reviewing your request, Staff may determine that additional fees are required. Please make your check payable to El Dorado Irrigation District. A return envelope has been provided for your convenience.

For EID Staff use only

Reviewed by	CL	Project EDU's	3
Date Received	5-16-92	Landscape EDU's	0
Fees Due	56.00	ZONE	7
Fees Received	5-16-92	System Map	L
Inside/Outside District Boundaries	Inside Dist	Parcel Map	L
		Bond Segregation Required	NO

List:5/4/92

Diamond Springs - El Dorado Fire Protection District
Fire Prevention Division
P.O. Box 741, Diamond Springs, California 95619
916-626-3190

May 15, 1992

Mrs. Dianne Eden
4459 Panorama Drive
Placerville CA 95667

RE: Fire Hydrant Requirements

Dear Mrs. Eden,

The Diamond Springs/El Dorado Fire Protection District has determined that your parcel split will not require the installation of a fire hydrant.

A fire hydrant already exists with the required distance to the parcels in questions, APN # 329:171:036 and 329:171:038. The existing fire hydrant produces the required gallons per-minute and as stated above no additional fire hydrants will be required.

If you have any questions regarding this project or any other projects please feel free to contact me at 622-3190.

Thank you,

Scott Wylie, Captain - Fire Prevention Officer
Diamond Springs/El Dorado
Fire Protection District

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

TGPA NOP COMMENTS

1 message

Bill Welty <wmwelt. @gmail.com> Mon, Jul 9, 2012 at 8:49 AM
To: TGPA-ZOU@edcgov.us

Hey Shawna,
Attached are my comments: mirrored comments of the EDH APAC (we collaborated). Appreciate your work on this. I know it's been grueling; and often you guys are caught between the proverbial rock and hard spot. Gotta love those community meetings, eh?

The citizenry is fortunate to have smart, personable, energetic and committed people like you and Kim and the rest working on projects like this (they take you for granted and have no idea what it takes to do what you do!). Having worked in the bowels of government I can appreciate all the pressure points you guys have to contend with, top to bottom, bottom to top, from the inside out, and outside in. Not idle words, these. Being a gyroscope helps, they say. Keeps ya agile.

Anyway…. file my comments. And good luck to us all in the final result.

- Bill Welty

apac TGPA ZOU NOP matrix 7-9-2012.doc
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EDHAPAC TGPA/ZOU NOP Response Matrix

July 6, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2-1-Major Concern Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	*__Aesthetics__ The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density could exceed the surrounding infrastructure and services. Please analysis this issue. **__Noise__** The increase in density will cause additional noise at these sites. How will this be mitigated?	*__Population/Housing__ The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? **__Transportation/Traffic__** The increase density could cause traffic congestion. The new traffic demand model should be used to analyze this impact.

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- ***Major Concern*** Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	__*Noise__ Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1-Major Concern Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	*__Aesthetics__ The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? *__Population/Housing__ The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. The new traffic demand model should be used to analyze this impact.
Policy 2.2.5.4-Major Concern Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to	*__Aesthetics__ The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies-Major Concern Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided.
Policy TC-1a, TC-1b, and Table TC-1-Major Concern Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. The EIR should analyze this impact and provide detailed mitigation measures.	
Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads	No Comment at this time	

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1-Major Concern Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 -Major Concern High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	*__Aesthetics__ The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? *__Population/Housing__ The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided with real world traffic mitigation measures.
Policy 2.1.1.1 and 2.1.2.1-Major Concern Consider analyzing the possibility of	These areas should be identified before analysis to determine public support for the change. The policy change must be	*__Aesthetics__ The changing or adding new areas in either the rural or Community Regions could have a major visual	***Transportation/Traffic** The change or adding of these centers could cause different traffic patterns. Please analyze

Issue	EDH-APAC Position	NOP Response	NOP Response
adding new, amending or deleting existing Community Regions or Rural Center planning areas	clearly defined before an EIR can assess the impacts of this amendment.	impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. *__Air Quality__ Please analyze the air quality impact of all possible change that could occur with the new policy. *__Population/Housing__ Please analyze all of the population changes and impacts that will occur as result of the policy.	all of the possible impacts to roads in any area that might be subject to this new policy. __*Land Use/Planning__ Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u>	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning Ordinance.</u> The residential component of a mixed use project may include a full	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. “Identified” mixed use areas must be disclosed in the Zoning Ordinance before an EIR is prepared.	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.			
Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5- Major Concern Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Moderate Concern Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The EIR needs to know what to evaluate now and cannot anticipate future changes by	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1.1- Moderate Concern Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided.

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- ***Major Concern*** 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	__*Noise__ Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Personalized ZO data request

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jul 9, 2012 at 8:42 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Mike Applegarth <mike.applegarth@edcgov.us>
Date: Mon, Jul 9, 2012 at 8:33 AM
Subject: Re: Personalized ZO data request
To: kathyerussell@sbcglobal.net
Cc: shawna.purvines@edcgov.us

Kathye:

I have attached the print outs for both APNs as a single document. There is a zoning change under consideration for APN 061-100-44 (from Estate Residential 10 Acre to Rural Lands 10 Acre), so I have included the proposed zoning text.

Let me know if you need anything else.

Sincerely,

Mike Applegarth
Principal Analyst
Chief Administrative Office
El Dorado County
(530) 621-5123

On Sun, Jul 8, 2012 at 1:39 PM, Kathye Russell <kathyerussell@sbcglobal.net> wrote:

> Hi Mike and/or Shawna: (not sure if you're both around!)
>
> I understand you've not gotten the new ZO parcel data program online yet --- the one where you can input APN/landowner's name at LUPPU public meetings to get a personalized print-out of information that shows what the new ZO options might be on their land.
>
> Is it possible to have you run two APNs for me from that program ??? I would like to re-check my information and also see how it works/what it shows on parcels I'm working on right now and thought this a good way to familiarize myself with that program/info.
>
> APNs are: 061-520-07 and 061-100-44 under the Musso Trust.
>
> Thanks if you can provide this information: I've not done a site-visit yet but am prepping to meet with the owner.
>
> Kath
>
> Kathye Russell
>
> home phone 530 622-3488
>
> cell phone 530 306-1303

100072

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--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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2 attachments

DOC000.PDF
39K

Proposed Zoning Ordinance (Ch. 17.21).pdf
68K

Targeted General Plan Amendment and Zoning Ordinance Update
DRAFT (TGPA/ZOU)

Property Information Inquiry

Owner Name:	**MUSSO RODGER BRUCE TR**
Site Address:	**0**
Assessor's Parcel Number	**061-520-07**

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **LOW DENSITY RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Estate Residential 5 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Estate Residential 5 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **NO**

In General Plan AG District Overlay? **NO**

Parcel Acreage: **16.55** acres

How are General Plan land-use designations different from Zoning?

Every parcel in the unincorporated areas of El Dorado County is assigned a General Plan Land-Use designation and a Zoning designation. General Plan designations identify generalized permitted land uses such as Commercial or Multifamily Residential. Zoning designations, which by law must be consistent with the General Plan designations, provide more detail on permitted uses and development standards; a single General Plan designation may be consistent with a number of different zoning designations. For example, a parcel with a General Plan designation of Medium Density Residential could potentially have a Zoning designation of residential one acre (R1A), residential two acres (R2A), or residential three acres (R3A) under the current Zoning Ordinance. The Zoning Ordinance Update addresses inconsistencies between the General Plan designations and current Zoning designations

PLEASE NOTE: Property information is based on the most recent data available and may not reflect recent activity. Acreage is an estimate based on the Assessor's parcel maps.

Agriculture Opt-in applies only to current agricultural zone properties or Residential Estate parcels within agricultural districts.

Targeted General Plan Amendment and Zoning Ordinance Update
DRAFT (TGPA/ZOU)

Property Information Inquiry

Owner Name:	**MUSSO RODGER BRUCE TR**
Site Address:	**1301 LOGHOUSE RD**
Assessor's Parcel Number	**061-100-44**

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **RURAL RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Estate Residential 10 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Rural Lands 10 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **NO**

In General Plan AG District Overlay? **NO**

Parcel Acreage: **69.47** acres

Draft Public Review of the Zoning Ordinance Update Zone Definition:

Rural Lands 10 Acre

The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: *, 20, 40, 80, and 160.

How are General Plan land-use designations different from Zoning?

Every parcel in the unincorporated areas of El Dorado County is assigned a General Plan Land-Use designation and a Zoning designation. General Plan designations identify generalized permitted land uses such as Commercial or Multifamily Residential. Zoning designations, which by law must be consistent with the General Plan designations, provide more detail on permitted uses and development standards; a single General Plan designation may be consistent with a number of different zoning designations. For example, a parcel with a General Plan designation of Medium Density Residential could potentially have a Zoning designation of residential one acre (R1A), residential two acres (R2A), or residential three acres (R3A) under the current Zoning Ordinance. The Zoning Ordinance Update addresses inconsistencies between the General Plan designations and current Zoning designations

PLEASE NOTE: Property information is based on the most recent data available and may not reflect recent activity. Acreage is an estimate based on the Assessor's parcel maps.

Agriculture Opt-in applies only to current agricultural zone properties or Residential Estate parcels within agricultural districts.

CHAPTER 17.21 – AGRICULTURAL, RURAL, AND RESOURCE ZONES

Sections:

17.21.010 Purpose and Intent
17.21.020 Matrix of Permitted Uses
17.21.030 Development Standards

17.21.010 Purpose and Intent

A. The purpose of the agricultural, rural and resource zones is to achieve the following:

1. To identify, conserve and protect important agricultural lands and those lands having suitable space and natural conditions for horticulture, animal husbandry, and other agricultural uses, as well as those lands containing timber and other natural resources.

2. To promote and encourage agriculture and timber harvesting uses, and to increase their economic viability by providing opportunities for sale, packaging, processing, and other related activities.

3. To protect agriculture, grazing, timber harvesting, or other resource based uses from the encroachment of unrelated and incompatible uses in order to provide a healthy, stable, and competitive environment necessary to sustain them.

4. To protect the viability of the rural lands by providing economic opportunities that support and complement the rural lifestyle and promote tourism based on the historical, cultural, agricultural, and natural scenic resources of the county.

B. This Chapter lists the uses that may be allowed within an agricultural and a resource zone established by Section 17.02.10 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

C. The purpose of the individual agricultural and resource zones and the manner in which they are applied is as follows:

1. Planned Agricultural (PA). The PA, Planned Agricultural Zone, is intended to regulate and promote the development of agricultural enterprises and land uses whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. Agricultural enterprise is intended to be the primary use of

these lands, but compatible commercial uses, as listed in Table 17.21.020 below, may also be permitted in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.

2. **Limited Agricultural (LA).** The LA, Limited Agricultural Zone, is intended to identify, regulate, and promote the development of agricultural enterprises and land uses, whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. The LA zone is distinguished from the PA zone in that it provides limited opportunities for ranch marketing and commercial winery uses. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.

3. **Agricultural Grazing (AG).** The AG, Agricultural Grazing Zone, is intended to identify and protect lands suitable for grazing whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands that are being used for grazing and/or that have the potential for commercially viable grazing operations, based on existing land use, soil type, water availability, topography, and similar factors. Grazing and other agricultural activities are intended to be the primary use of these lands, but other compatible commercial uses may also be permitted in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on land use designation and other appropriate factors. The minimum lot size designator shall be in the following increments: 40 and 160 acres.

4. **Timber Production (TPZ).** The TPZ, Timber Production Zone, is intended to identify and regulate lands subject to the Forest Taxation Reform Act of 1976. (California Government Code Section 51110, et seq.). Criteria for establishing a TPZ is located in Section 17.40.350 (Timber Production Zone: Criteria, Regulations, and Zone Change Requirements).

5. **Forest Resource (FR).** The FR, Forest Resource Zone, is intended to identify and protect lands containing valuable timber or having the potential for timber production, but that are not subject to TPZ zoning requirements in compliance with Section 17.40.350.H (Forest Resource Zone Criteria). The purpose of this zone is to encourage timber production and associated activities, and to limit noncompatible uses from restricting such activities. Minimum lot size designators shall be applied to this zone based on elevation and other appropriate factors. The minimum

lot size designator shall be in the following increments: 40, 80, and 160 acres.

6. **Rural Lands (RL).** The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: *, 20, 40, 80, and 160.

*Optional analysis to allow for 10 acre minimum lot size in Rural Lands (RL) Zone.

17.21.020 Matrix of Permitted Uses

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.21.020 below:

Table 17.21.020 Agricultural and Resource Zone Districts Use Matrix

LA: Limited Agricultural **PA: Planned Agricultural** **AG: Agricultural Grazing** **RL: Rural Lands** **FR: Forest Resource** **TPZ: Timber Production Zone**	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	**LA**	**PA**	**AG**	**RL**	**FR**	**TPZ**	**Specific Use Reg.**
Agricultural							
Animal Keeping	P	P	P	P	P	P	17.40.080
Barn; Stable, private; Storage structure	P	P	P	P	P	—	17.40.030
Cropland	P	P	P	P	P	—	
Grazing	P	P	P	P	P	P	
Livestock, high density	CUP	CUP	CUP	—	—	—	
Nursery, plants: Wholesale	P	P	P	P	A/CUP[1]	A/CUP[1]	

LA: Limited Agricultural **PA: Planned Agricultural** **AG: Agricultural Grazing** **RL: Rural Lands** **FR: Forest Resource** **TPZ: Timber Production Zone**	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	**LA**	**PA**	**AG**	**RL**	**FR**	**TPZ**	**Specific Use Reg.**
Orchards and Vineyards	P	P	P	P	P	—	
Packing: On site products	P	P	P	P	P	CUP	
Off site products	P/ CUP	P/ CUP	P/ CUP	CUP	CUP	—	
Processing, on site products	P	P	P	CUP	CUP	CUP	
Produce Sales	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	—	17.40.240
Timber	P	P	P	P	P	P	17.40.350
Residential							
Child Day Care Home: Small family day care home	P	P	P	P	P	—	17.40.110
Large family day care home	CUP	A	A	A	A	—	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, detached	P	P	P	P	P	CUP	17.40.350
Temporary during construction	P	P	P	P	P	—	17.40.190
Employee Housing: Agricultural	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	—	17.40.120
Construction	—	—	A	A	A	—	17.40.190
Seasonal Worker	—	—	P/A/CUP	P/A/CUP	P/A/CUP	—	17.40.120
Guest House	P	P	P	P	P	—	17.40.150
Hardship Mobile Home	TMA	TMA	TMA	TMA	TMA	—	17.40.190
Kennel, private[2]	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	—	17.40.080
Room Rental: One bedroom, only	P	P	P	P	P	—	
Secondary Dwelling	P	P	P	P	P	—	17.40.060, 17.40.300
Commercial							
Agricultural Support Services	CUP	CUP	CUP	CUP	CUP	—	17.40.070
Animal Sales and Service: Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	

LA: Limited Agricultural **PA: Planned Agricultural** **AG: Agricultural Grazing** **RL: Rural Lands** **FR: Forest Resource** **TPZ: Timber Production Zone**	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	**LA**	**PA**	**AG**	**RL**	**FR**	**TPZ**	**Specific Use Reg.**
Contractor's Office: Off site	—	—	—	TUP	TUP	—	17.40.190
Home Occupation	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160
Kennel, commercial	—	—	CUP	CUP	CUP	—	17.40.070
Lodging Facilities: Agricultural Homestay	A/CUP	A/CUP	A/CUP	A/CUP	—	—	17.40.170
*Agricultural and Timber Resource Lodging	CUP	CUP	CUP	CUP	CUP	CUP	
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	—	
Dude Ranch	CUP	CUP	CUP	CUP	CUP		
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	—	
Vacation Home Rental	A	A	A	A	A	—	17.40.370
Nursery, plants: Retail	—	—	—	CUP	—	—	
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	—	17.40.220
Temporary Outdoor	A/T	A/T	A/T	A/T	—	—	
Ranch Marketing	CUP	P/A/ CUP	P/A/CUP	CUP	CUP	—	17.40.260
Wineries	CUP	P/CUP	P/CUP	CUP	—	—	17.40.400
Industrial							
Mineral Exploration	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	Chapter 17.29
Mineral Production	—	—	—	CUP	—	A/ CUP	
Mining	CUP	CUP	CUP	CUP	CUP	A/ CUP	
Slaughterhouse	—	CUP	CUP	—	—	—	
Storage Yard: Equipment and Material Permanent	—	—	—	—	—	P/ CUP	17.40.320
Temporary	T	T	T	T	T	T	
Recreation and Open Space							
Campground	CUP	CUP	CUP	CUP	CUP	—	17.40.100
Camping, Temporary	—	—	—	—	—	P	
Golf Course	—	—	—	CUP	—	—	

LA: Limited Agricultural **PA: Planned Agricultural** **AG: Agricultural Grazing** **RL: Rural Lands** **FR: Forest Resource** **TPZ: Timber Production Zone**	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	**LA**	**PA**	**AG**	**RL**	**FR**	**TPZ**	**Specific Use Reg.**
Hiking and Equestrian Trail	P	P	P	P	P	P	
Hunting/Fishing Club, Farm, or Facility	CUP	CUP	CUP	CUP	CUP	CUP	
Marina: Non-motorized Craft	—	CUP	CUP	CUP	CUP	—	
Off-Highway Vehicle Recreation Area	—	—	—	—	CUP	—	
Park, day use	—	—	—	CUP	CUP		17.40.210
Picnic Area	CUP	P	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	P	P	
Ski Area	—	—	—	CUP	CUP	—	17.40.210
Snow Play Area	—	—	—	CUP	CUP	—	
Special Events, temporary	T	T	T	T	T	—	
Stable, commercial	—	—	CUP	CUP	CUP	—	17.40.210
Trail Head Parking or Staging Area	—	—	CUP	CUP	CUP	—	
Civic Uses							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Cultural centers, living history facilities	—	—	—	CUP	—	—	
Intensive	—	—	—	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	17.40.230
Elementary and Secondary, Private	—	—	—	CUP	—	—	
Transportation							
Airports, Airstrips, and Heliports	CUP	CUP	CUP	CUP	CUP	CUP	17.40.070
Utility and Communication							
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	CUP	17.40.130
Public Utility Service Facilities: Intensive	—	CUP	CUP	CUP	CUP	CUP	17.40.250

LA: Limited Agricultural **PA: Planned Agricultural** **AG: Agricultural Grazing** **RL: Rural Lands** **FR: Forest Resource** **TPZ: Timber Production Zone**	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)						17.40.390

NOTES:

[1] Administrative permit when plant material grown for restocking purposes; all other purposes require Conditional Use Permit.

[2] Dogs used for herding or guardian purposes in ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6.

17.21.030 Development Standards

Permitted uses and associated structures shall comply with the following development standards in addition to any other applicable requirements of this Title:

Table 17.21.030 Agricultural and Resource Zones Development Standards

	LA	PA	AG	TPZ	FR	RL
Minimum Lot Size[1]	10 acres or as designated	10 acres or as designated	40 acres or as designated	160 acres	40 acres below 3,000 ft. elev. or as designated; 160 acres 3,000 ft. and higher	20 acres or as designated *Optional 10 acre minimum
Setbacks: (in feet) Agricultural (ag) structure, Front, sides, rear	50	50	50	50.	50	50
Non–ag structure, Front, sides, rear	30	30	30	30	30	30
Building Height: (in feet) Ag structure	50	50	50	50	50	50
Non-ag structure	45	45	45	45	45	45
Lot Frontage (in feet)	200	150	200	200	200	150

Notes:

[1] An agricultural preserve may consist of a lot or contiguous lots of between 10 and 20 acres in compliance with Section 17.40.060 (Agricultural Preserves and Zones, etc.)

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: Comments for TGPA/ZOU

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 8:33 AM
To: kmulvan. @gmail.com
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Karen,

Shawna

---------- Forwarded message ----------
From: Karen Mulvany <kmulvany@gmail.com>
Date: Mon, Jul 9, 2012 at 3:54 PM
Subject: Comments for TGPA/ZOU
To: Shawna Purvines <shawna.purvines@edcgov.us>

Hello,

Attached are comments for the TGPA/ZOU. These pertain to Objective 6.7.1 El Dorado Count. Clean Air Plan: "Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions" and El Dorado County campgrounds.

Thank you,

Karen Mulvany

530-642-9805

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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100080

Jul. 9 Mulvany Pierce comment letter smoke.doc
247.

PO Box 768
Lotus, CA 95651
July 9, 2012

Shawna Purvines
Senior Planner
Development Services Department, Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667
shawna.purvines@edcgov.us

VIA EMAIL

Dear Ms. Purvines,

Thank you for extending the comment period for the TGPA and ZOU to 45 days to give the public additional time to review and comment. We also appreciate the many meetings that were held for the public.

We strongly support Objective 6.7.1 El Dorado County Clean Air Plan: "Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions."

Our comments, which pertain to El Dorado County campgrounds and Air Quality Impacts and Greenhouse Gas Emissions, to be addressed in the EIR, are as follows:

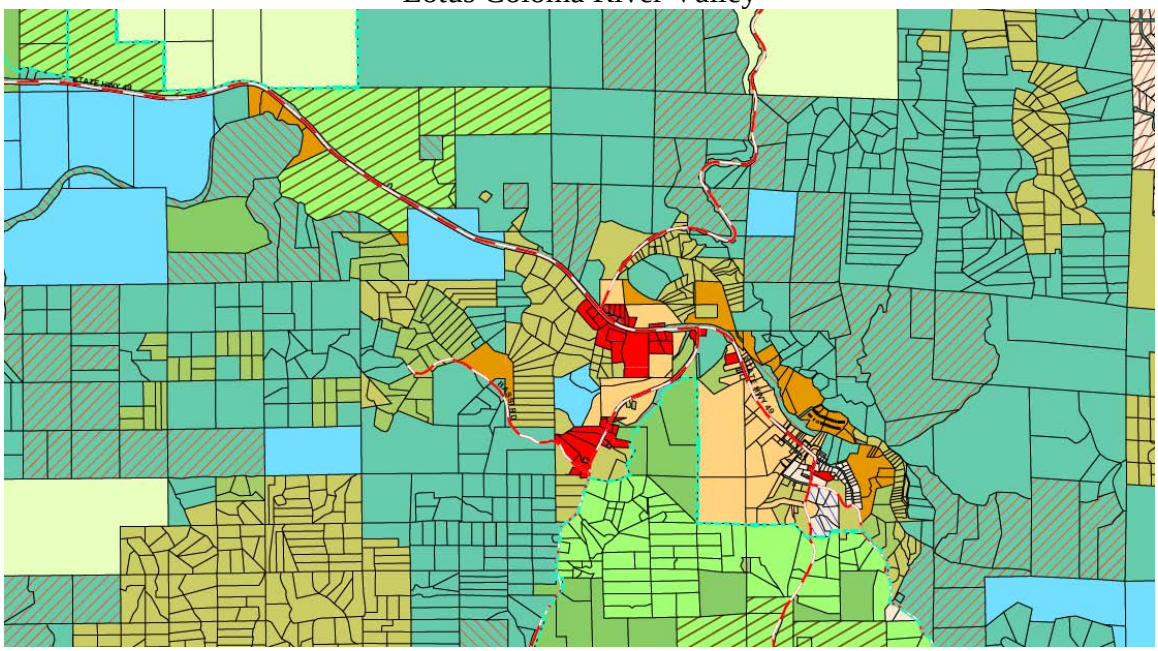
- We would like to ask that the county specifically address regulations for small particulate matter pollution, specifically, wood smoke. Many people believe that wood smoke is safe, but recent research over the past 10 years has concluded that wood smoke, which contains small particulate matter and other carcinogens, is one of the most dangerous airborne pollutants for human health.

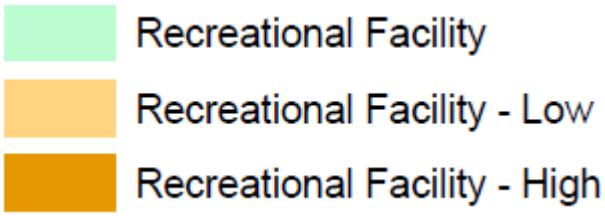
- In particular, we are concerned about the Lotus Coloma valley, a canyon carved by the South Fork of the American River. It is heavily impacted by smoke from campground campfires that burn throughout the summer, at a time when open fires are not permitted elsewhere. In the colder months, the smoke from campfires rises and largely escapes the river canyon. Unfortunately, warm summertime conditions trap evening wood smoke from campgrounds in the canyon for most of the night, exposing residents to high levels of small particulate matter pollution on a daily basis.

- In the Lotus Coloma area, there are 4 public campgrounds and numerous other campgrounds operated by river outfitters, all of which border the river and residential properties. These campgrounds are currently zoned Tourist Recreational and are proposed to be rezoned as Recreational Facility - High or Recreational Facility- Low. The public campgrounds permit up to 100 nightly fires, resulting in several hundred fires nightly in a small, confined region. The

resulting wood smoke is sufficiently thick to cloud visibility and has even set off home smoke alarms.

Lotus Coloma River Valley





- We support the county's goal to encourage development of the tourism industry in the County. However, we believe that wood fires are not necessary for riverfront campgrounds to experience continued strong patronage, and alternative solutions are available that are less dangerous to resident health:

    - As long-time whitewater boaters, we believe that the experience of fires in river canyons is the exception, not the rule, in summertime months. For nearly 20 years we have camped along various rivers throughout the west, and we have found that campfires are almost never permitted in summertime months.
    - New technology has emerged to offer cleaner alternatives to wood campfires. Propane fired campfires have come on the market as other communities have outlawed open fires. Propane solutions would enable campground owners to replace sales of wood fuel, as significant source of additional campground revenue, with sales of propane fuel.

During the summertime and fall no-burn season, please reduce the health impacts caused by harmful emissions by requiring that campfires in river canyon campgrounds be fueled by propane or other safer sources.

Thank you for considering our comments,

Karen Mulvany and Tim Pierce
530-642-9805

Parcel Owners
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105-340-41-100
071-490-06-100
088-100-02-100
060-361-38-100
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TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: Comments for TGPA/ZOU

1 message

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www.edcgov.us

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Jul. 9 Mulvany Pierce comment letter smoke.doc
247.

PO Box 768
Lotus, CA 95651
July 9, 2012

Shawna Purvines
Senior Planner
Development Services Department, Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667
shawna.purvines@edcgov.us

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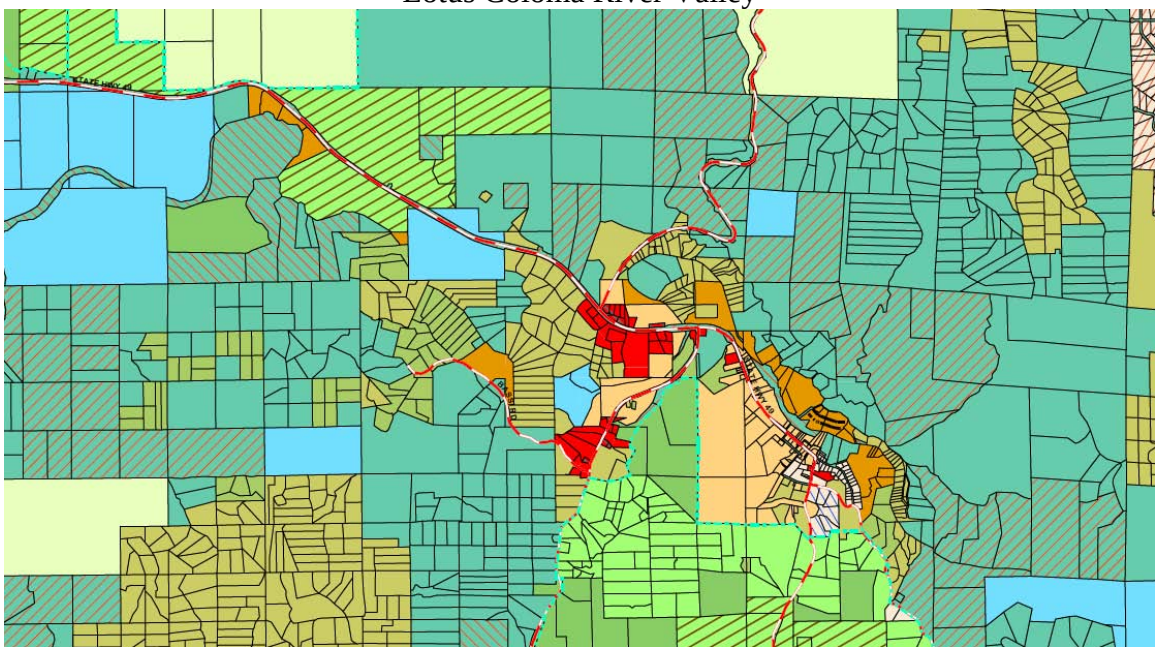

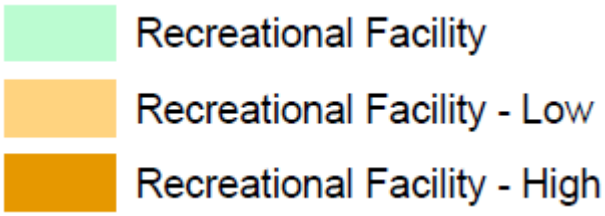

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088-100-02-100
060-361-38-100
105-230-22-100

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

The General Plan Amendment and Zoning Ordinance Changes

1 me. sage

Christina Karle <mckarle@sbcglobal.net> Sat, Jul 7, 2012 at 8:33 PM
To: Shawna Purvines <TGPA-ZOU@edcgov.us>

Shawna Purvines, Senior Planner, 2850 Fairlane Court, Placerville, CA 95667

TGPA-ZOU@edcgov.us

No.ice of Preparation Public Comment

I came to the Public Forum for the Notice of Preparation in Camino, and had opportunit. to speak to several staff about proposed amendments to the plan.

My family and friends are concerned that the proposed changes restrict the average resident with more restrictions on legal use of personal property.

Should not increase the housing density allowances due to water restrictions/shortages. Propose maintaining density in original document.

My family and I request that cropland and orchards not be restricted by lot size, but instead, restrict the application of dangerous chemical spraying.

Most people grow organically when on small scale farm. Freedom to grow and sell one's crops should not be restricted. Our family lives in a rural area on 1.15 acres, and wish to retain ability to grow and sell crops, eggs, and other farm products, with the ability to make this a business venture.

Residents/citizens of this rural county should have the right to support themselves with small sustainable farming on their land, restricted by the size of their property. This applies to small numbers of livestock (milk goat, rabbits, chickens, etc.) for family use, or the produce from these animals,(eggs, soap, cheese, milk, meat) being available for cottage industry start-ups. Likewise, the ability to slaughter a small farm animal should be allowed, with restriction based upon housing density/zoning. We do NOT want to lose our ability to do these activities on our property by right.

Thank you,

Christina Karle

4521 Treasure Rock Lane

100071

Placer. ille, CA. 95667

530 647-1821

cell 530 919-0651

The ultimate measure of a man is not where he stands in the moments of comfort and convenience, but where he stands at times of challenge and controversy"

. Martin Luther King Jr 1963~

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

1 me. sage

Kathleen Newell <knewell@live.com> Sat, Jul 7, 2012 at 11:03 AM
To: shawna <tgpa-zou@edcgov.us>
Cc: bostwo@edcgov.us

July 7, 2012

To: Shawna Purvines, Senior Planner

El Dorado County

2850 Fairlane Ct.

Placerville, CA 95667

TGPA-ZOU@edcgov.us

From: Kathleen Newell

4576 Foothill Drive

Shingle Springs, CA 95682

RE: Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

First I want to emphasize that this whole process needs to be extended, so the public can study it further, and fully understand the magnitude of these changes. I've attended several EDAC Reg reform meetings and all the scoping meetings (except Tahoe) to get clarification on the changes and I'm still confused. I'm not alone, and during the reg reform meetings, the committee members often voiced the same concern. With that said, here are just a few of the issues I have with the draft plan.

1) I am against residential mixed-use developments to increase density from 16 to 20 units per acre, and Multi-family density increase from 24 to 30 units per acre. The traffic, noise, air pollution, increased population, etc., will adversely impact the environment, and existing neighborhoods of the project area.

2) Not allowing the slaughtering of farm animals on R1A, R2A, R3A, RE5, RE10 will adversely impact my rural lifestyle. The right to (small) farm for personal use must be protected.

100070

3) The 30 percent open space requirement for Planned Development community regions and rural centers to allow a lesser area of “improved open space” on site, with the option of allowing a portion of the required open space off-site or by an in-lieu fee option will adversely impact the environment in the project areas.

4) The Ag opt-in choice should be granted whether they are a 'donut' or not.

5) I am against community region boundaries. Those red lines have walled in existing rural neighborhoods and the high-density land-use policy being proposed for inside community regions will adversely impact our rural lifestyle. When the 2004 General Plan drew those lines and named them community regions, the public was not aware it meant, “okay to build high-density urban.”

And with that said…

6) Aligning El Dorado County's General Plan/Zoning, Housing Element, and Travel Demand Model to conform to California.s "sustainable communities strategy (SCS)" which demonstrates how the region will meet its greenhouse gas reduction target through integrated land use, housing and transportation planning is a trickle down set of mandates derived from U.N. Agenda 21 and will ultimately adversely impact my constitutional freedoms. Instead of conforming, we should be pushing back. I high recommend you contact Commissioner Richard Rothschild in Carroll County Maryland, who is saying no to 'sustainable policy,' and discuss a strategy to end this here in El Dorado County. Others have done so, and he is more than happy to help in any way he can. http://www.richardrothschild.org/

Thank you for this opportunity to provide public comment.

Sincerely,

Kathleen Newell

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

(no subject)

1 me. sage

QUIG1995@aol.com <QUIG1995@aol.com> Fri, Jul 6, 2012 at 1:59 PM
To: TGPA-ZOU@edcgov.us

I have reviewed the presentations that you have available online and am unable to understand the maps that are presented. I was unable to locate a "map key" to discern what the different colors represent or what areas are even targeted for change. Where can we view maps that show the existing zoning etc. of specific locations and the maps that indicate the changes.
Thank you.

100069

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Letter to Placerville Cit. Council

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 10, 2012 at 9:16 AM
To: Robert Smart <rsmart41@comcast.net>
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Bob

---------- Forwarded message ----------
From: Robert Smart <rsmart41@comcast.net>
Date: Thu, Jul 5, 2012 at 7:13 AM
Subject: Letter to Placerville Cit. Council
To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna, I have attached a letter I sent to the Placerville City Council addressing parks in our area. The Placerville Area Parks Master Plan addressed lands adjacent to the City and was partially financed by the County. It should be considered a source of information for the General Plan Amendment process. Bob

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

2 attachments

Ltr Placerville Council 7-5-12.docx
16K

NOP CAC letter 6-21-12.doc
39K

120084

Robert A. Smart, Jr.
4520 Lon Court
Diamond Springs, CA 95619
July 5, 2012

Mark Acuna, Mayor
City of Placerville
3101 Center Street
Placerville, CA 95667

Dear Mayor Acuna and Members of the City Council:

El Dorado County is currently involved in a general planning effort that could be modified to address the current and future recreation impacts on the City of Placerville. The City must act quickly if your interests are to be addressed.

The Placerville Area Parks and Recreation Master Plan does an excellent job of describing the recreation impacts the City absorbs because El Dorado County has not provided adequate parks for its adjacent exiting population.
http://www.foothill.com/PlacervilleAreaParks/pdf/Park_and_Recreation_Master_Plan%20Final.pdf

El Dorado County has embarked on a general plan amendment process and currently proposes to exclude addressing recreation issues. If this preliminary determination continues, the study will not address the adverse impacts that currently exist, the cumulated impacts of new development, and potential solutions (which might include Placerville). The attached letter from the Diamond Springs-El Dorado Advisory Committee explains the committee's concerns. You will see the impacts to Placerville are a part of the committee's concerns.

El Dorado County plans to close the comment period on scope of work on July 15, 2012. Please encourage El Dorado County to address the recreation issues in the Diamond Springs-El Dorado community region that are having negative impact on the City of Placerville; these impacts will be exasperated by future development in the region unless properly mitigated.

Sincerely,

Robert A. Smart, Jr.

Attachment: 6-21-12 Letter Diamond Spring-El Dorado Community Advisory Committee
CC: El Dorado County Supervisor Jack Sweeney
Shawna Purvine, El Dorado County
Diamond Springs-El Dorado Community Advisory Committee

DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE
Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95916

June 21, 2012

Shawna Purvine
County of El Dorado,
Development Services Department, Planning Services,
2850 Fairlane Court, Building "C,"
Placerville, CA 95667

Subject: NOTICE OF PREPARATION for THE EL DORADO COUNTY TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE

The Diamond Springs-El Dorado Advisory Committee takes strong exception with the implication in the NOP that the recreation issues in Diamond Springs-El Dorado Community Region (DS-El Do CR) will somehow be corrected by future individual development projects and thus will not be addressed in the Targeted General Plan Amendment And Zoning Ordinance for which the EIR is being prepared. It is irresponsible for El Dorado County to expect individual developers to assume and fix the burden of years of neglecting the recreation needs of the Diamond Springs-El Dorado residents.

The 2012 El Dorado County Parks and Trails Master Plan identifies Diamond Springs-El Dorado community region, which currently has no parks, as needing four neighborhood parks to meet the needs of the existing population. The Plan says " The need for neighborhood parks in these areas is already significant". Another quote from the Master Plan:

> "In addition, the El Dorado County General Plan Housing Element identifies the need to provide affordable housing with adequate amenities and facilities, including proximity to parks. Both the General Plan Land Use and Housing Elements have designated the Diamond Springs and El Dorado areas as locations to absorb a significant portion of the County's Regional Housing Needs Allocation for moderate and below moderate incomes. These areas also have the greatest impact on overutilization of parks in the City of Placerville."

Since the General Plan was approved in 2004, numerous developments have been approved or are well into their planning phase, and there has been no progress on providing the parks the residents need. On May 1, 2012, El Dorado County approved a

circulation map for a portion of the (DS-El Do CR) that will accommodate the transportation needs of approximately 7 new subdivisions with 1,112 new lots and 85 apartments; where are the maps showing the location of the parks for the existing population and the parks for all these future residents?

The proposed General Plan Amendment and Zoning Ordinance Update should clarify the requirement for new development projects to provide and maintain improved ("turn-key") park sites to serve new residents if impact fees and/or annexation to a recreation service district/provider is not possible.

If new development is allowed to proceed without providing the parks needed to serve the new population this serious problem will be exacerbated.

The existing General Plan requires the following:

- Policy 9.2.2.2 - New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.

- Policy 9.2.2.5 - The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.

There is no Community Service District or Recreation District to serve the needs of the Diamond Springs-El Dorado Community region. For budget reasons, the County eliminated its Parks and Recreation Department and currently there is no entity addressing recreation needs for the area.

The current need for parks in the Diamond Springs-El Dorado Community Region is called “significant” in the Parks and Trials Master Plan. At a minimum, the scope of the Targeted General Plan Amendment and Zoning Ordinance needs to be expanded to address the current and future recreation needs in the Diamond Springs-El Dorado Community Region, and potentially the other underserved areas identified in the Master Plan.

/s/ Robert A. Smart, Jr.
Robert A. Smart, Jr.
Chairperson

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

F. d: FW: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS

1 me. sage

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jul 9, 2012 at 8:53 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Kirk Bone <kbone@parkerdevco.com>
Date: Tue, Jul 3, 2012 at 9:31 AM
Subject: FW: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS
To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Here you go. Let me know if you need anything else.

-----Original Message-----
From: John Tyler [mailto:jtyler@placertitle.com]
Sent: Monday, July 02, 2012 11:10 AM
To: Kirk Bone
Subject: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS

Hi Kirk,

Attached please find a copy of your email and Andrea's regarding the Draft Zoning Map Comments. I have indicated the appropriate Assessor's Parcel Numbers after each, except that, for item 2 Serrano. To list each and every number assigned by the Assessor's Office will take a significant amount of time. They have assigned an APN for each portion of every road on every Assessor's Page in the development. Portion of item 11 fall into this same category. I have also included copies of the Assessor's Plat maps for he above entries.

Hope this helps,

John

John Tyler
President-Title Operations
Placer Title Company
5828 Lonetree Blvd., Suite 200
Rocklin, CA 95765
(916) 624-8141

-----Original Message-----
From: 4119-RocklinPlant-DistGrp
Sent: Monday, July 02, 2012 10:25 AM
To: John Tyler
Subject: Document from Placer Title

DEVICE NAME: 4119t3
DEVICE MODEL: SHARP AR-M550N
LOCATION: PTC Rocklin Plant

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

http://www.adobe.com/

100083

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Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.

AR-M550N_20120702_102523_c712996d36f0.. df
2245K

John Tyler

From: Kirk Bone [kbone@parkerdevco.com]
Sent: Friday, June 29, 2012 11:17 AM
To: John Tyler
Subject: FW: Draft Zoning Map Comments
Attachments: ZONING MAP_Draft comments.docx

Will you please give me a call this afternoon? Thanks.

From: Andrea Howard
Sent: Monday, June 18, 2012 11:53 AM
To: Kirk Bone; mcook@hsmlaw.com
Subject: Draft Zoning Map Comments

Mike and Kirk,

FYI, the County has released a draft of the proposed zoning map and I have assembled my comments (see attached). Let me know if you see any others.

Andrea Howard
Principal Planner

EST. 1956
PARKER DEVELOPMENT COMPANY
Over 50 Years of Pride in the Communities We Build
4525 Serrano Parkway • El Dorado Hills, CA 95762
tel 916/939-4060 • fax 916/939-3567

Need APN's

Andrea's Comments on draft zoning map

June 18, 2012

Reference Documents:

1. Link to General Plan Land Use Map (Figure LU-1): http://co.el-dorado.ca.us/Government/Planning/Adopted_General_Plan.aspx

2. Link to proposed zoning map (Detail 1): http://co.el-dorado.ca.us/Government/Planning/Draft_Zoning_Maps.aspx

3. Link to proposed zoning ordinance: http://co.el-dorado.ca.us/Government/Planning/Zoning_Ordinance_Updates.aspx

4. Link to current zoning ordinance: http://co.el-dorado.ca.us/Government/Planning/Zoning_Ordinance,_November_2010.aspx

Saratoga Commercial: 120-690-04

1. Saratoga is currently assigned a split zoning designation of Planned Commercial (Chapter 17.32) - Design Control and R1. The R1 portion is inconsistent with the Commercial Land Use Designation and the draft zoning map cleans it up. The entire site is now proposed for Community Commercial-Design Review. See Table 17.22.020 for Matrix of Permitted Uses which seem to be okay to me.

Pedregal: 120-050-01 +05

1. The piece along EDH Boulevard has a Land Use Designation of Multi-Family Residential, but the draft zoning map shows it as R1. It needs to be assigned a Residential Multi-unit zone.

Executive Golf Course: 121-160-03

1. The Land Use map designates the site largely as Open Space and a very small piece at the northern tip as Commercial. The draft zoning map designates it entirely Recreational Facility-High (see Table 17.25.020 for Matrix of Permitted Uses), which seems to be consistent with the current zone district of Recreational Facilities (Chapter 17.48). Are there any concerns about losing the small Commercial piece?

Marble Valley:

1. The proposed zoning map designates the MVLLC portion as Marble Valley Tentative Map (true) and the Arts Center as Recreational Facility-High, which seems appropriate. The glossary (pg 7) defines concert halls and the like as Indoor Entertainment under the Commercial Recreation use type, which is a permitted use under the RFH zone. 087-200-74, 119-020-56 + 57 119-030-13 THRU 19

Serrano:

1. The D2 park is proposed for OS zoning; should be R1. = 121-120-20
2. Some of the roads in Villages D1, B and H-I-L are proposed OS with a red hash mark that I can't define. Should be R1. 121-140-64, 121-320-45 — CASE FOR EVERY ASSESS PAGE
3. All school sites are proposed for R1 except that Silva Valley School is a green designation for some sort of Ag or Residential Estate (too many shades of green to know for sure). Should be R1. 121-210-07, 121-190, 22, 25, 47 122-070-35 + 37
4. The Village Green is assigned Community Commercial and at first blush it may seem like Limited Commercial would be a better fit for the Specific Plan uses. However, medical offices are not permitted in Limited Commercial (and we currently have a dentist on site), so I think Community Commercial is appropriate. The Specific Plan designation was simply C-Commercial. The map still shows the PD overlay which will direct staff to the Specific Plan for consistency. 121-210-17, 20, 21, 26-33, 35-37, 40+41
5. The Village C water tank is proposed for split zoning of OS and R1. Should be all OS like the Rolling Hills tank. 122-180-20 + 122-210-43
6. Change the proposed R1 zone to OS for open spaces in Villages D2, E, F, G, J4, I-FGH, I-A. D-2 = 121-120-14 + 22, 121-320-42
7. The Major Road designation along Serrano Parkway should extend all the way to Bass Lake Road. Same goes for Bass Lake to Highway 50 and Silva Valley from Serrano Parkway to Highway 50. SEE 122-600-10
8. The 8th fairway of the Serrano Country Club golf course (between Villages I and K) is proposed for OS zoning when the rest of the golf course site is R1. R1 is correct to match with the zoning exhibit in the Specific Plan. 123-030-75
9. Villages J5/J6 Residential and J7 is proposed for Commercial Zoning consistent with the old 45-acre designation. It should be changed to R1. Roughly 17 acres of Commercial remain in Village J5. 123-040-05-11

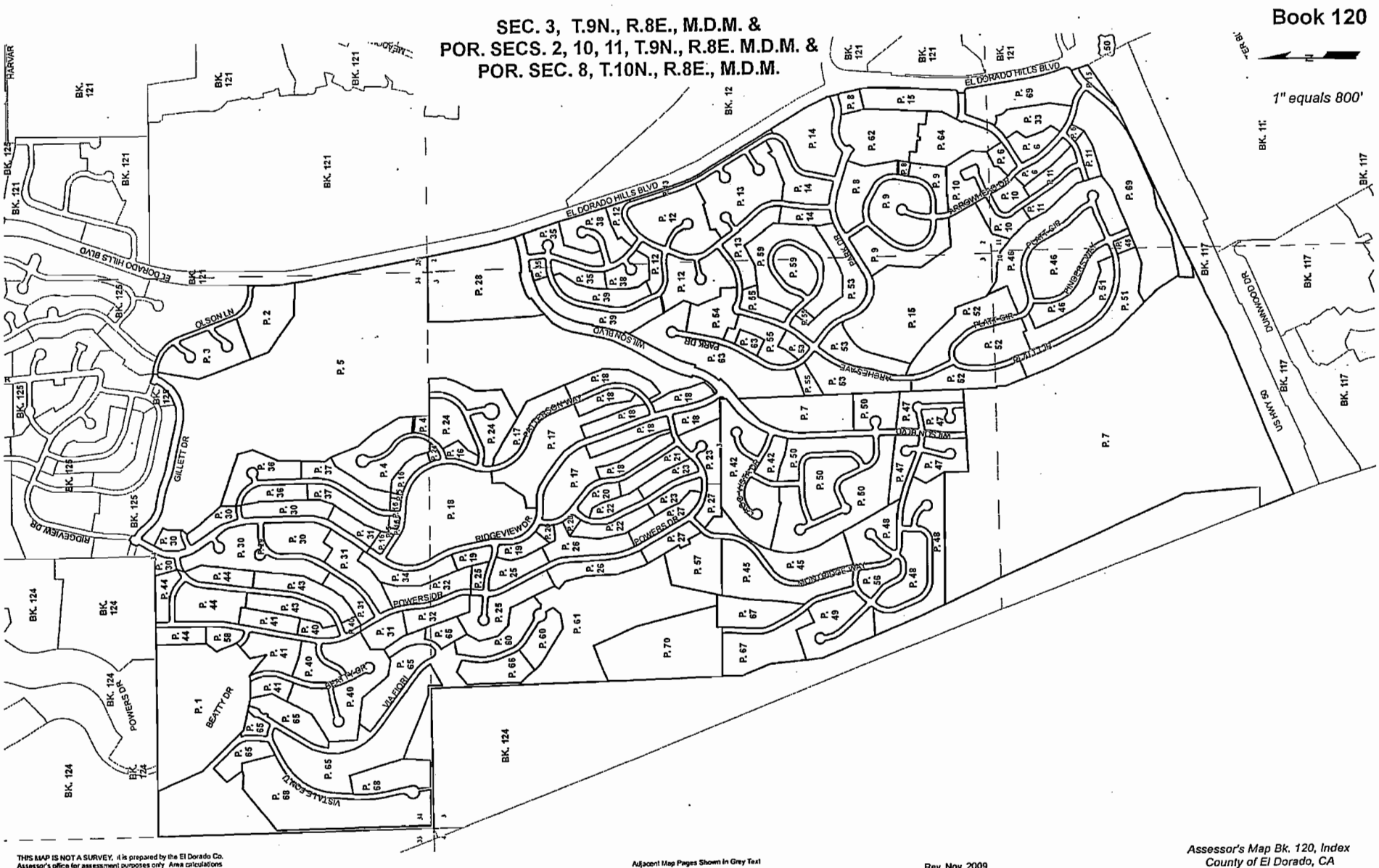
= 123-020-10

= 123-260-06 & 07

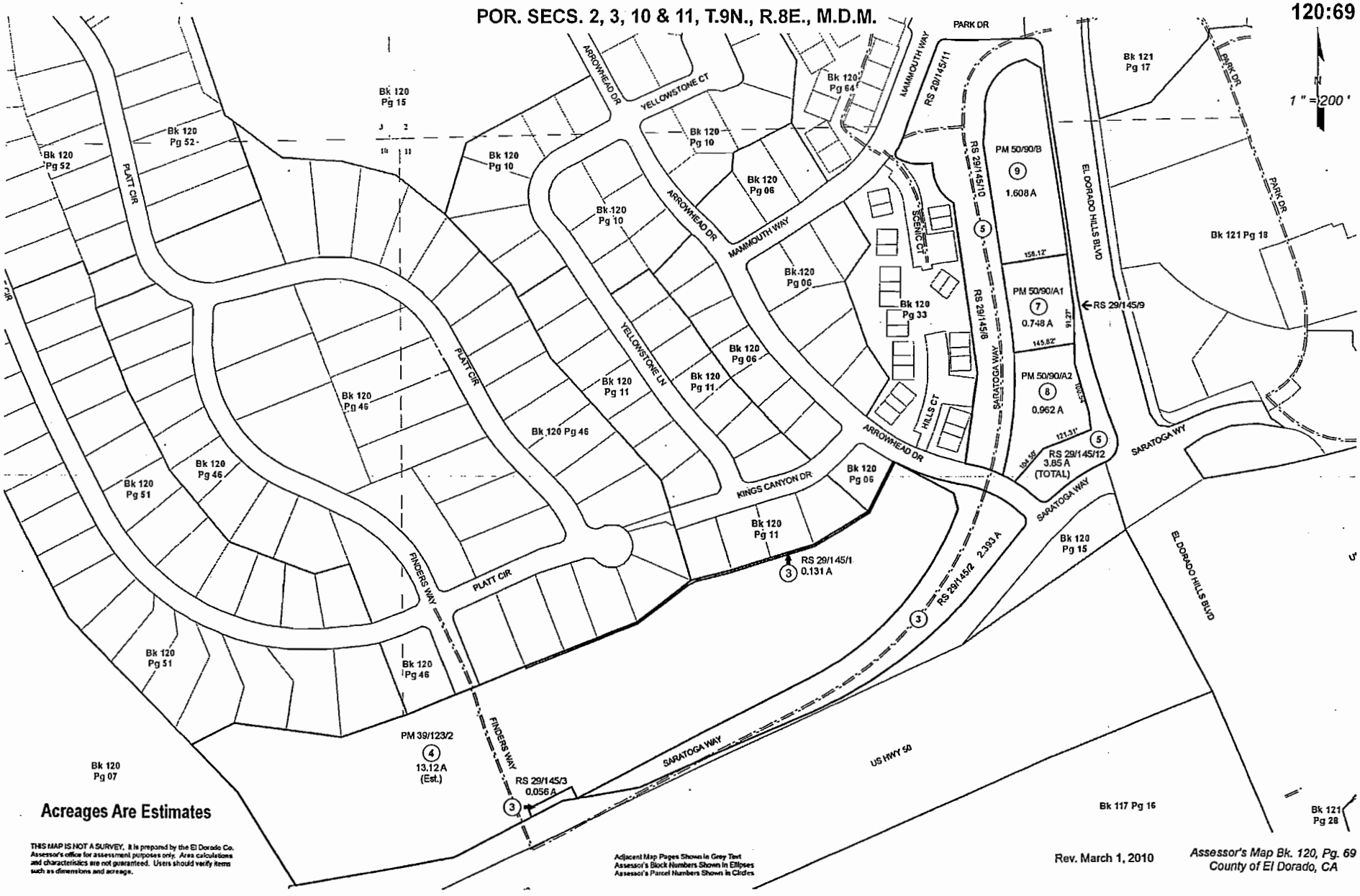
10. Village M3 and M4 should be R20k (not R1) to be consistent with our TM approvals. M3 needs the PD overlay too.

11. Open space: should it have the PD overlay since it's in a Specific Plan area?

Description: El Dorado,CA Assessor Map - Book.Page 120.00 Page: 1 of 1
Order: 8 Comment:



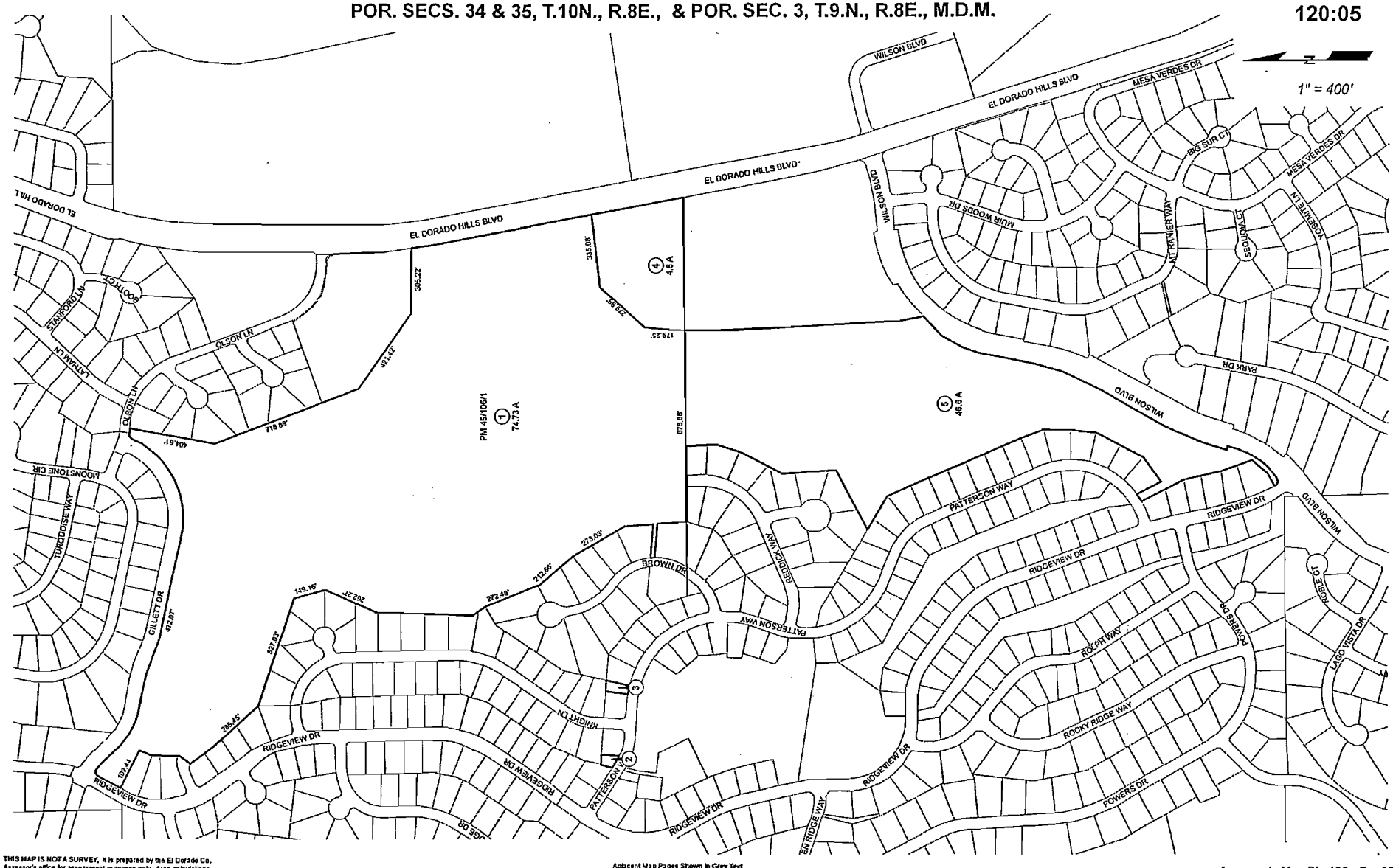
Description: El Dorado,CA Assessor Map - Book.Page 120.69 Page: 1 of 1
Order: 8 Comment:



Description: El Dorado,CA Assessor Map - Book.Page 120.5 Page: 1 of 1
Order: 8 Comment:

POR. SECS. 34 & 35, T.10N., R.8E., & POR. SEC. 3, T.9.N., R.8E., M.D.M.

120:05



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

Assessor's Map Bk. 120 - Pg. 05
County of El Dorado, CA

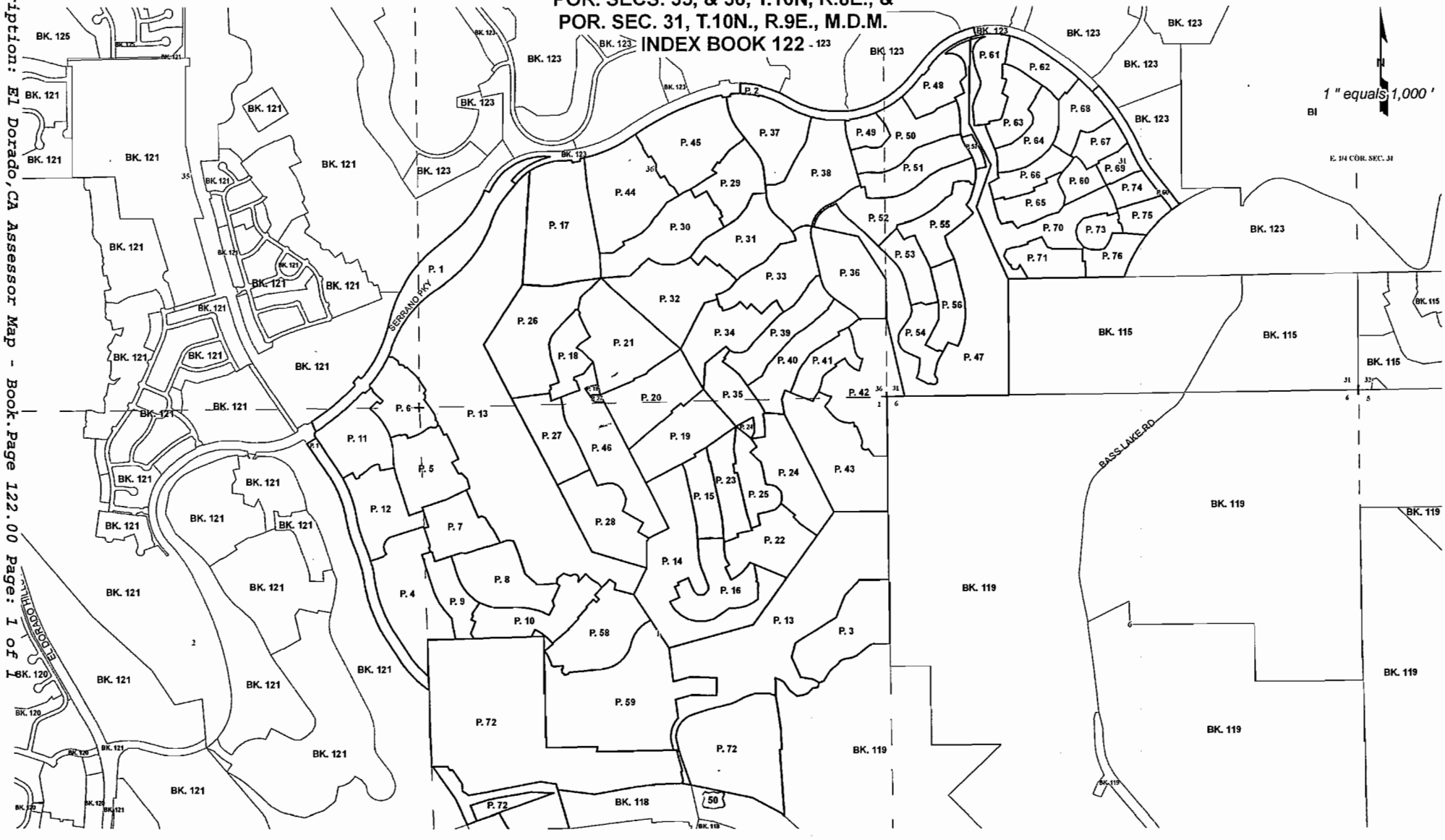
Description: El Dorado,CA Assessor Map - Book.Page 122.00 Page: 1 of 1
Order: 9 Comment:

POR. SEC. 1, T.9N., R.8E., & POR. SECS. 35, & 36, T.10N, R.8E., & POR. SEC. 31, T.10N., R.9E., M.D.M.

INDEX BOOK 122 - 123

Book 122

1 " equals 1,000 '



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Rev. June 12, 2006

Assessor's Map Bk. 122, Index
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.1 Page: 1 of 1
Order: 9 Comment:

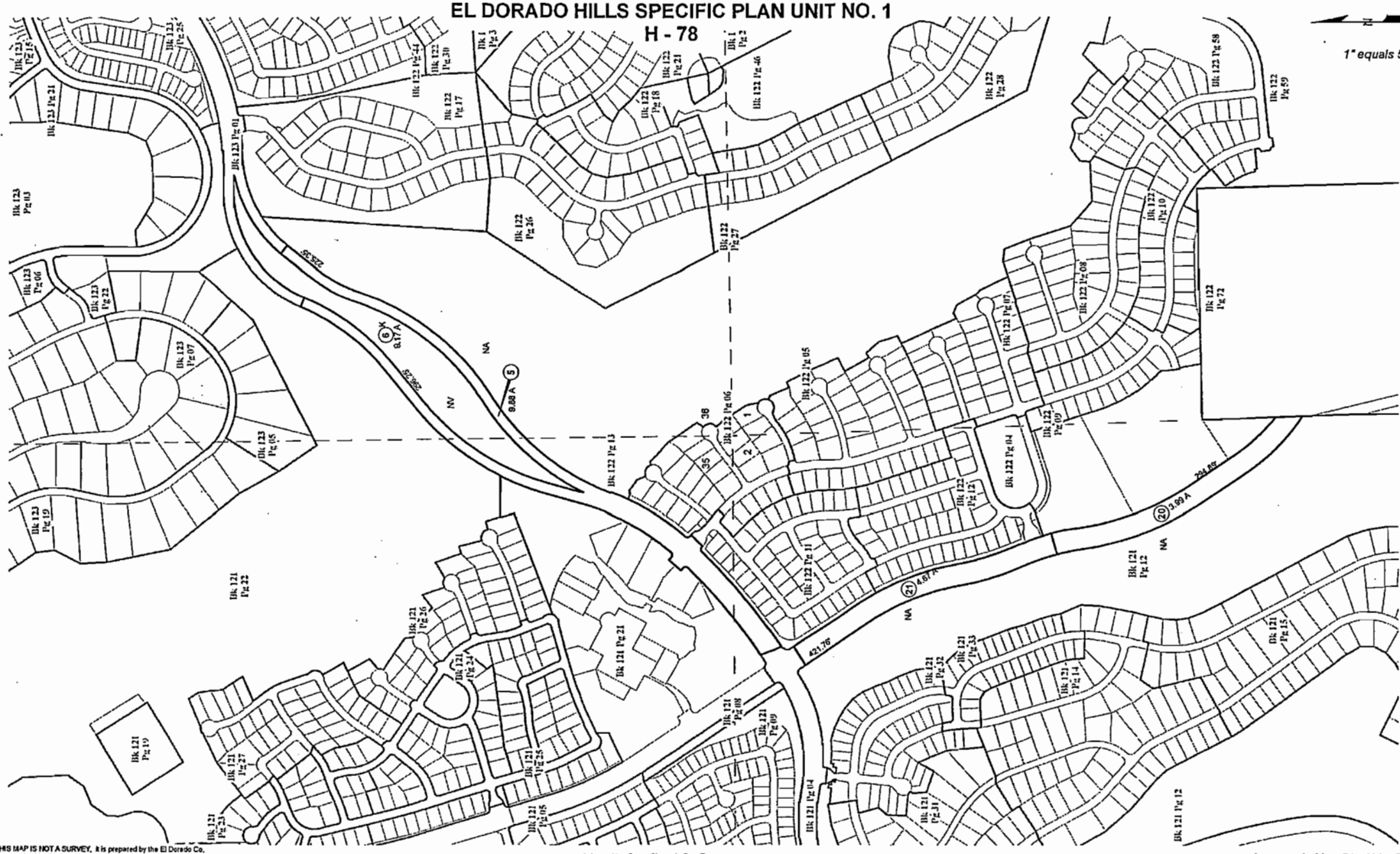
POR. SECS. 25, 26, 35 & 36, T.10N., R.8E., & SECS. 1 & 2, T.9N., R.8E., M.D.M.

EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1

H - 78

122:01

1" equals 500'



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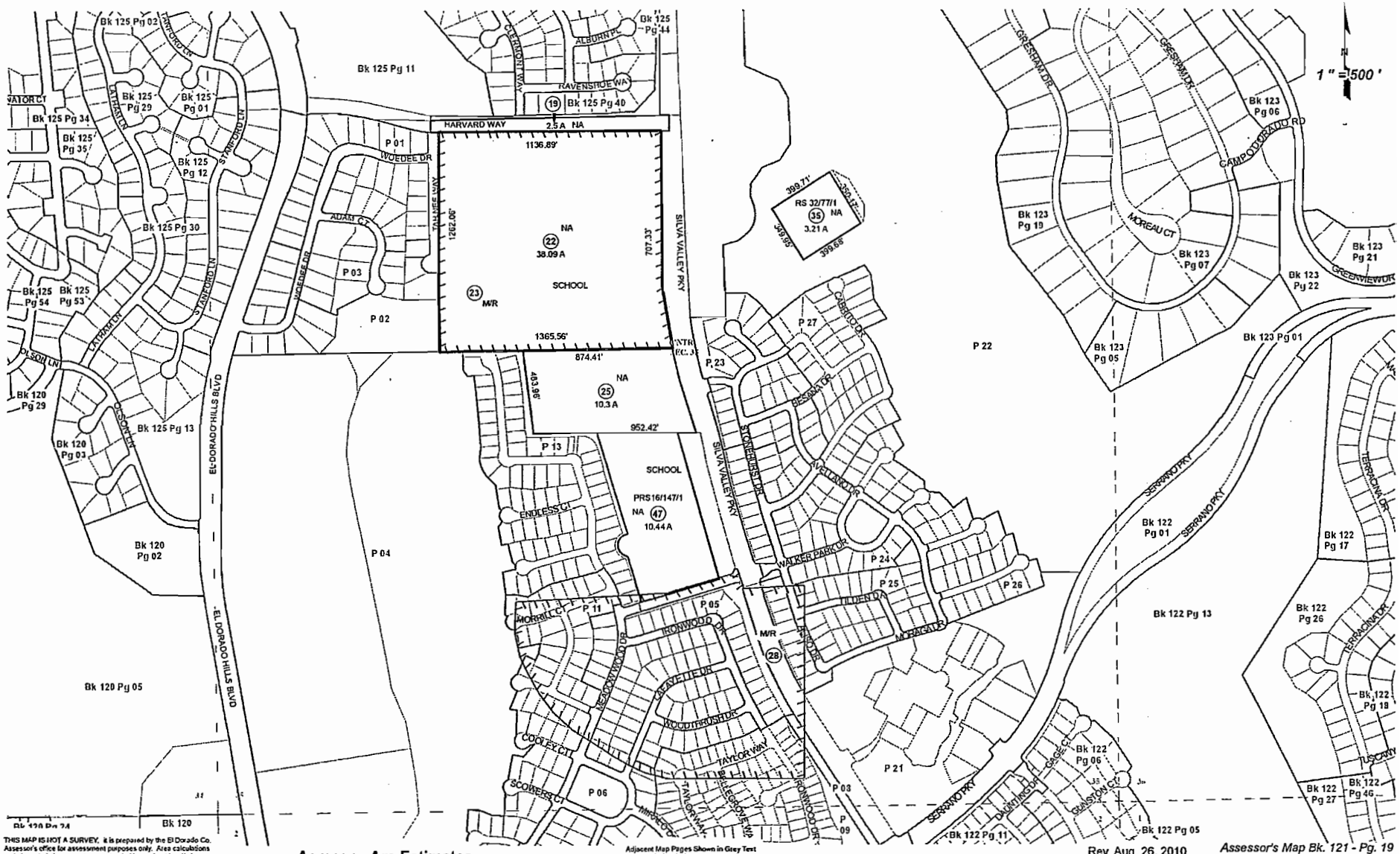
Rev. July 12, 2008

Assessor's Map Bk. 122 - Pg. 01
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.19 Page: 1 of 1
Order: 9 Comment:

POR. SECS. 26 & 35, T.10N., R.8E., M.D.M.

121:19



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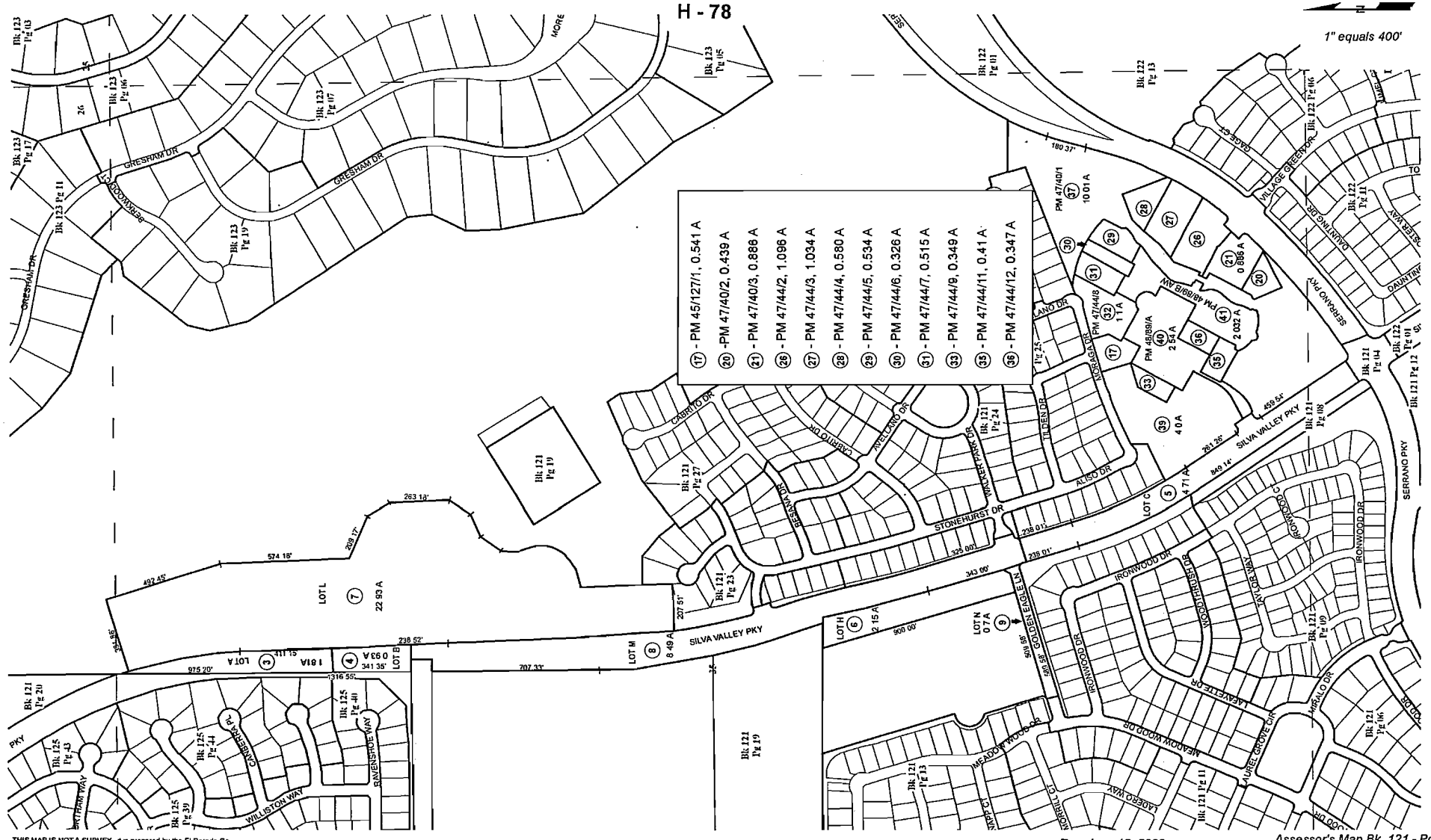
Rev. Aug. 26, 2010

Assessor's Map Bk. 121 - Pg. 19
County of El Dorado, CA

POR. SECS. 25, 26, 35, & 36, T.10N., R.8E., & SECS 1 & 2, T.9N., R.8., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1
H - 78

121:21

1" equals 400'



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Rev. June 12, 2006

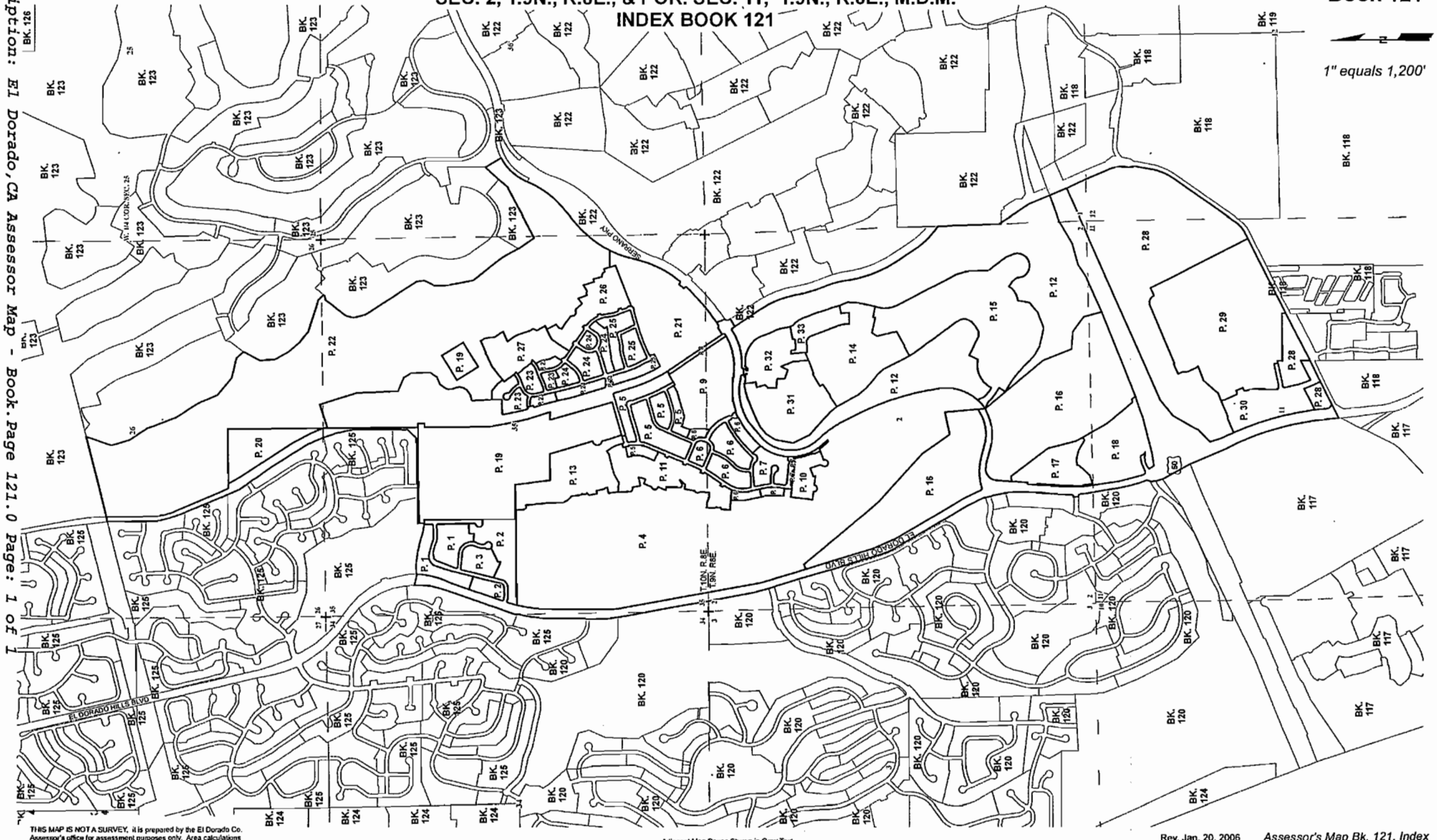
Assessor's Map Bk. 121 - Pg. 21
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.0 Page: 1 of 1
Order: 8 Comment:

POR. SEC. 26, T.10N., R.8E., & SEC. 35, T.10N, R.8E., & SEC. 2, T.9N., R.8E., & POR. SEC. 11, T.9N., R.8E., M.D.M.
INDEX BOOK 121

Book 121

1" equals 1,200'



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Rev. Jan. 20, 2006

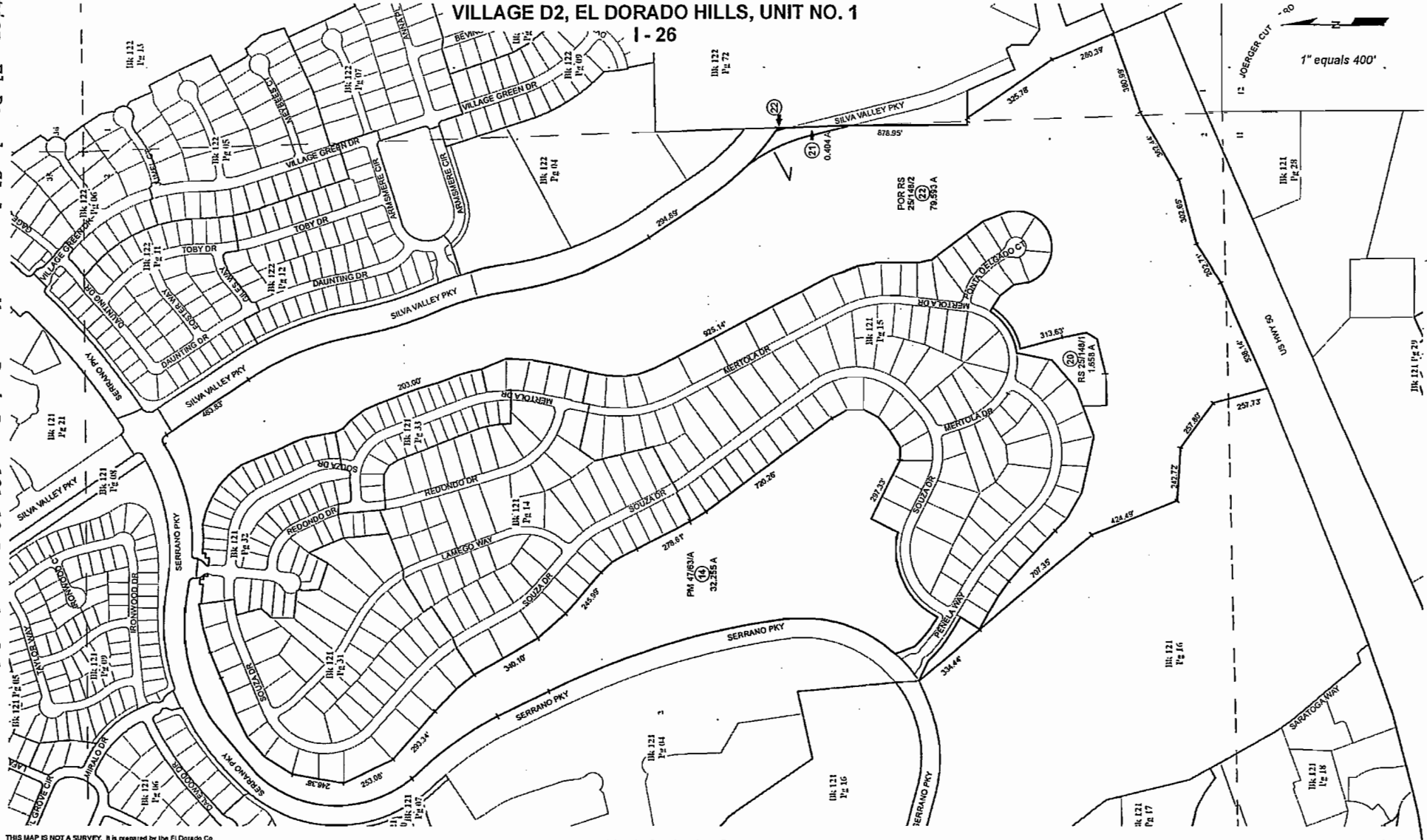
Assessor's Map Bk. 121, Index
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.12 Page: 1 of 1
Order: 8 Comment:

POR. SECS. 1 & 2, T.9N., R.8E., M.D.M.
VILLAGE D2, EL DORADO HILLS, UNIT NO. 1
I - 26

121:12

1" equals 400'



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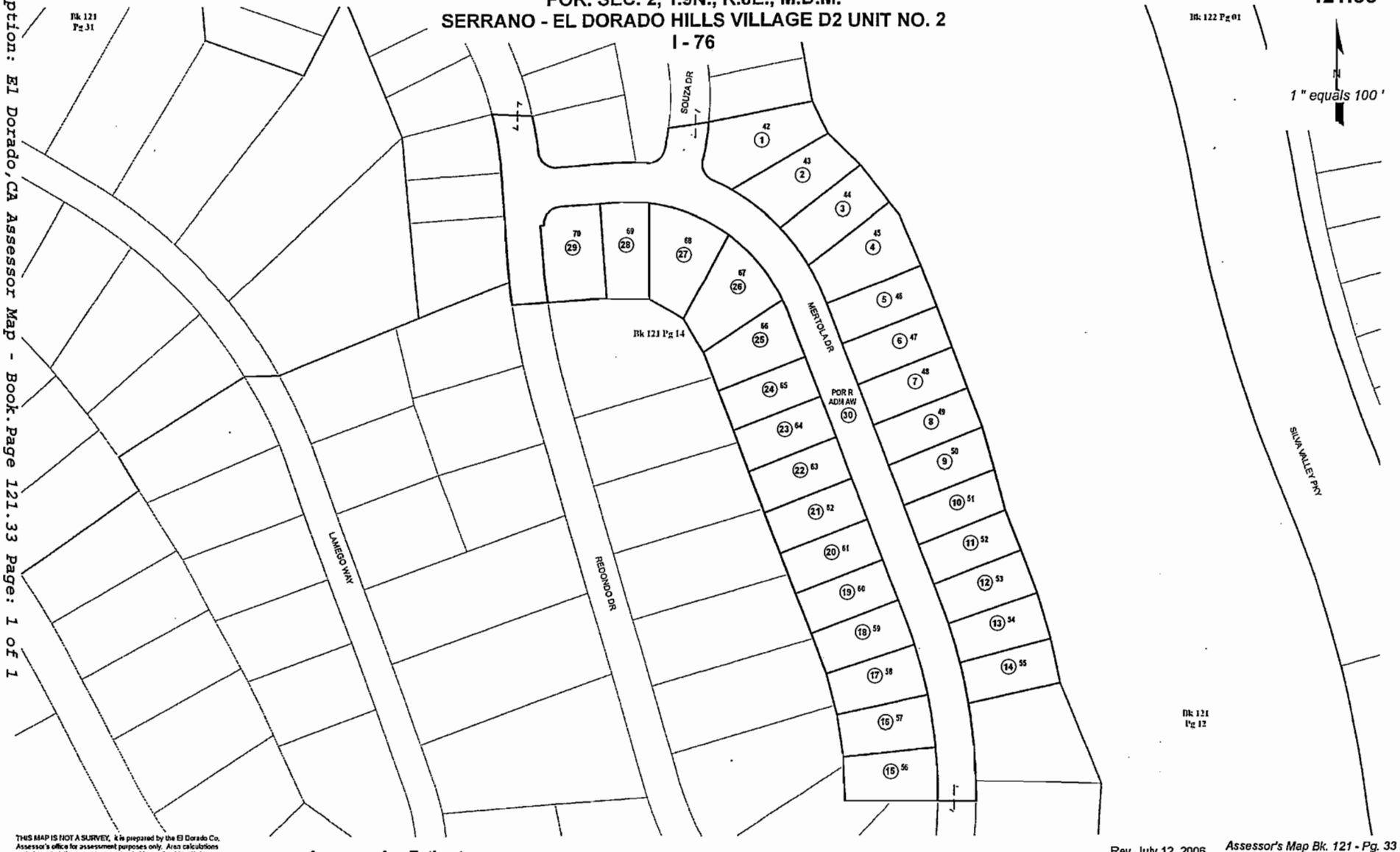
Rev. March 11, 2009

Assessor's Map Bk. 121 - Pg. 12
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.33 Page: 1 of 1
Order: 8 Comment:

POR. SEC. 2, T.9N., R.8E., M.D.M.
SERRANO - EL DORADO HILLS VILLAGE D2 UNIT NO. 2
I - 76

121:33



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Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 33
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.6 Page: 1 of 1
Order: 9 Comment:

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.
VILLAGE D EL DORADO HILLS UNIT NO. 1
H - 105

121:06

Acreages Are Estimates

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Assessor's Parcel Numbers Shown in Circles

Rev. May 24, 2006

Assessor's Map Bk. 121 - Pg. 06
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.9 Page: 1 of 1
Order: 9 Comment:

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.
SERRANO - EL DORADO HILLS
LOT A - VILLAGE D1
H - 130

121:09

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Acreages Are Estimates

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Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 09
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.5 Page: 1 of 1
Order: 9 Comment:

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.
VILLAGE D EL DORADO HILLS UNIT NO. 1
H - 105

121:05

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Acreages Are Estimates

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Assessor's Parcel Numbers Shown in Circles

Rev. June 12, 2006

Assessor's Map Bk. 121 - Pg. 05
County of El Dorado, CA

Order: 9 Comment:
Description: El Dorado,CA Assessor Map - Book.Page 121.7 Page: 1 of 1

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.
VILLAGE D EL DORADO HILLS UNIT NO. 1
H - 105

121:07

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Acreages Are Estimates

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Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 07
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.10 Page: 1 of 1
Order: 9 Comment:

POR. NW 1/4 SEC. 2, T.9N., R.8E., M.D.M.
VILLAGE D EL DORADO UNIT NO. 3
H - 131

121:10

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Acreages Are Estimates

Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 10
County of El Dorado, CA

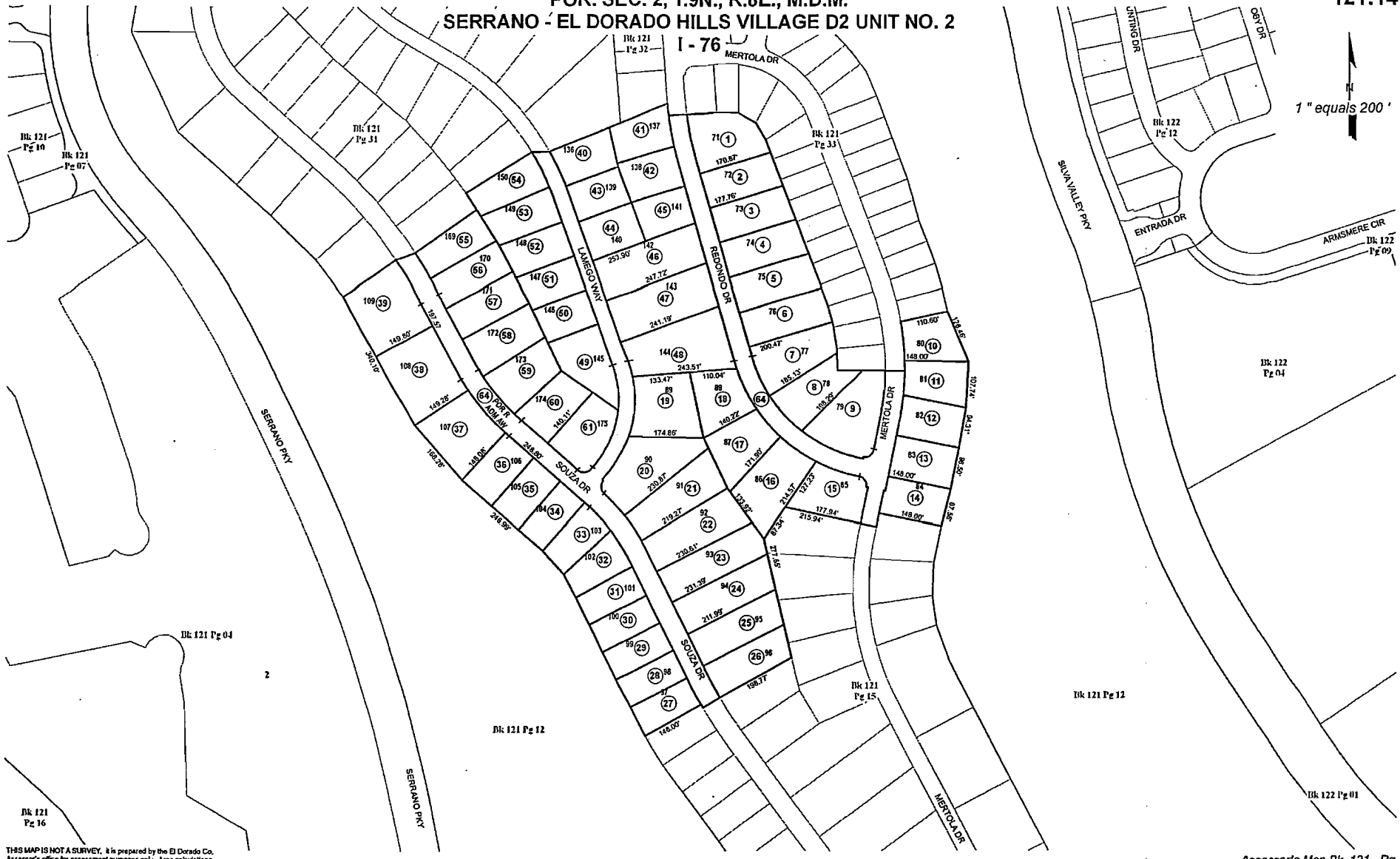
Description: El Dorado,CA Assessor Map - Book.Page 121.14 Page: 1 of 1
Order: 8 Comment:

POR. SEC. 2, T.9N., R.8E., M.D.M.
SERRANO - EL DORADO HILLS VILLAGE D2 UNIT NO. 2

121:14

I - 76

1 " equals 200 '



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Acreages Are Estimates

Rev. July 12, 2006

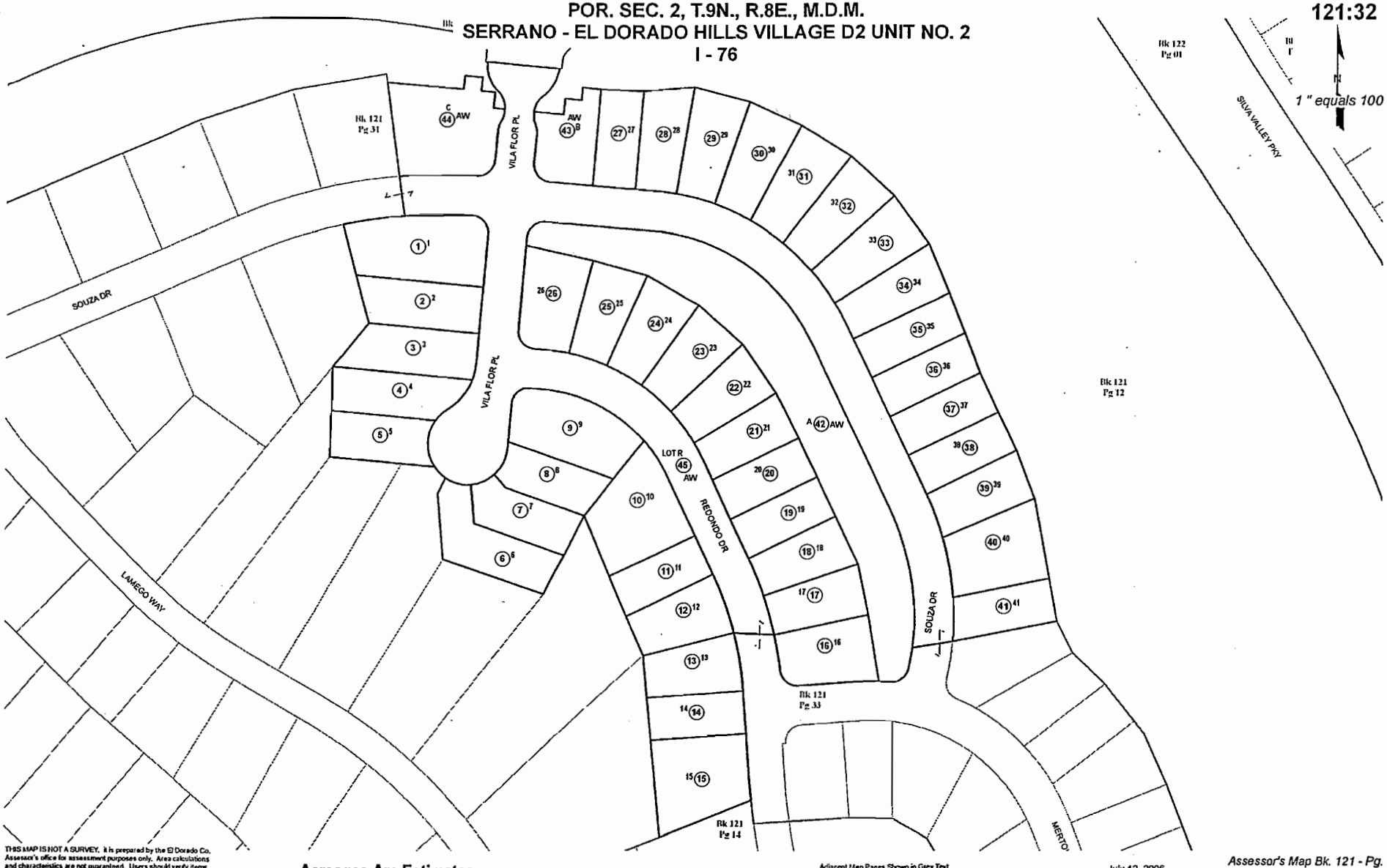
Assessor's Map Bk. 121 - Pg. 14
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.32 Page: 1 of 1
Order: 8 Comment:

POR. SEC. 2, T.9N., R.8E., M.D.M.
SERRANO - EL DORADO HILLS VILLAGE D2 UNIT NO. 2
I - 76

121:32

1 " equals 100 '



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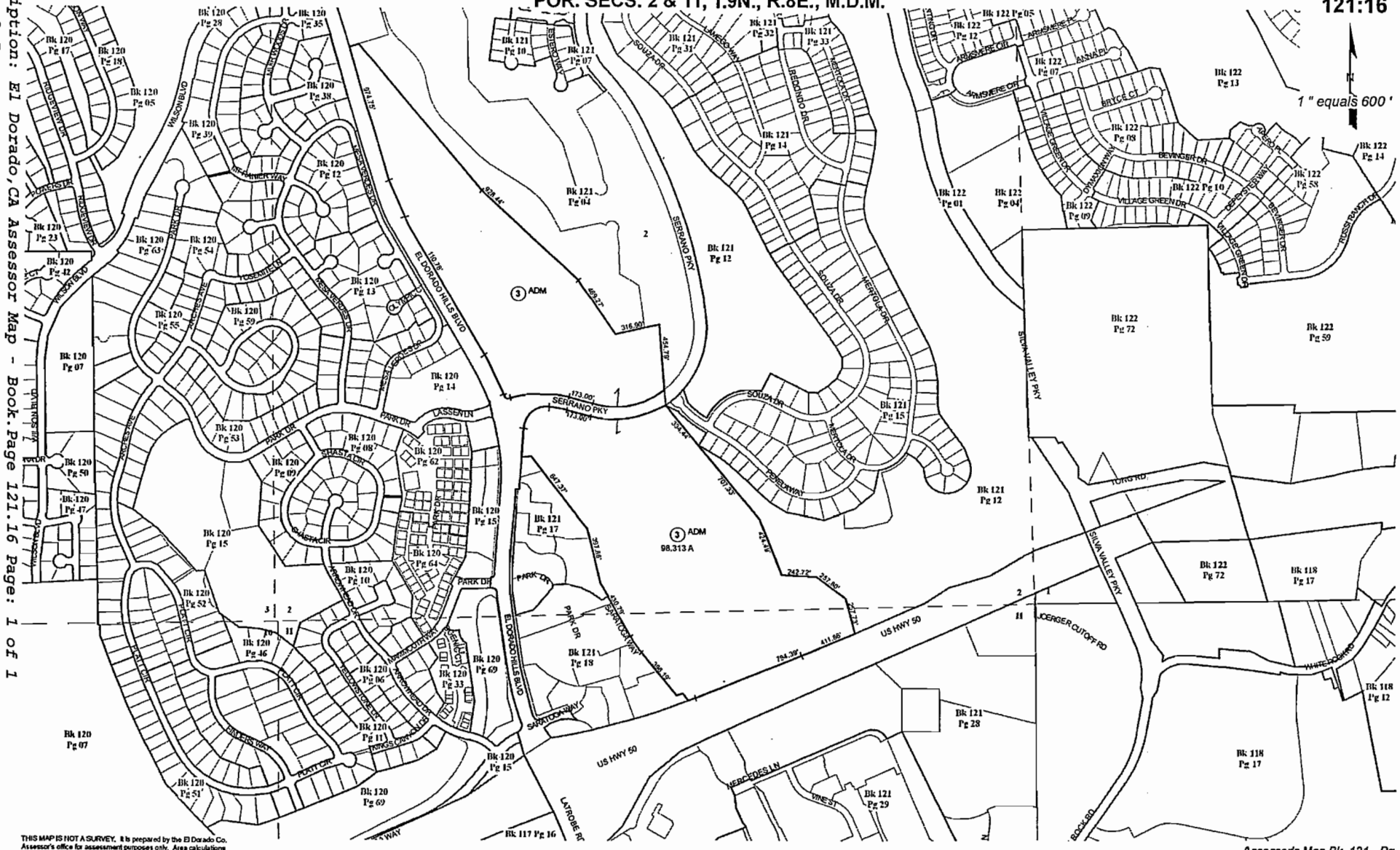
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

July 12, 2006

Assessor's Map Bk. 121 - Pg. 32
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 121.16 Page: 1 of 1
Order: 8 Comment:



Description: El Dorado,CA Assessor Map - Book.Page 123.3 Page: 1 of 1
Order: 9 Comment:

POR.SEC. 25 & 36, T.10N., R.8E., & SEC. 31, T.10N., R.9E., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2

123:03

H - 81

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 03
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.4 Page: 1 of 1
Order: 9 Comment:

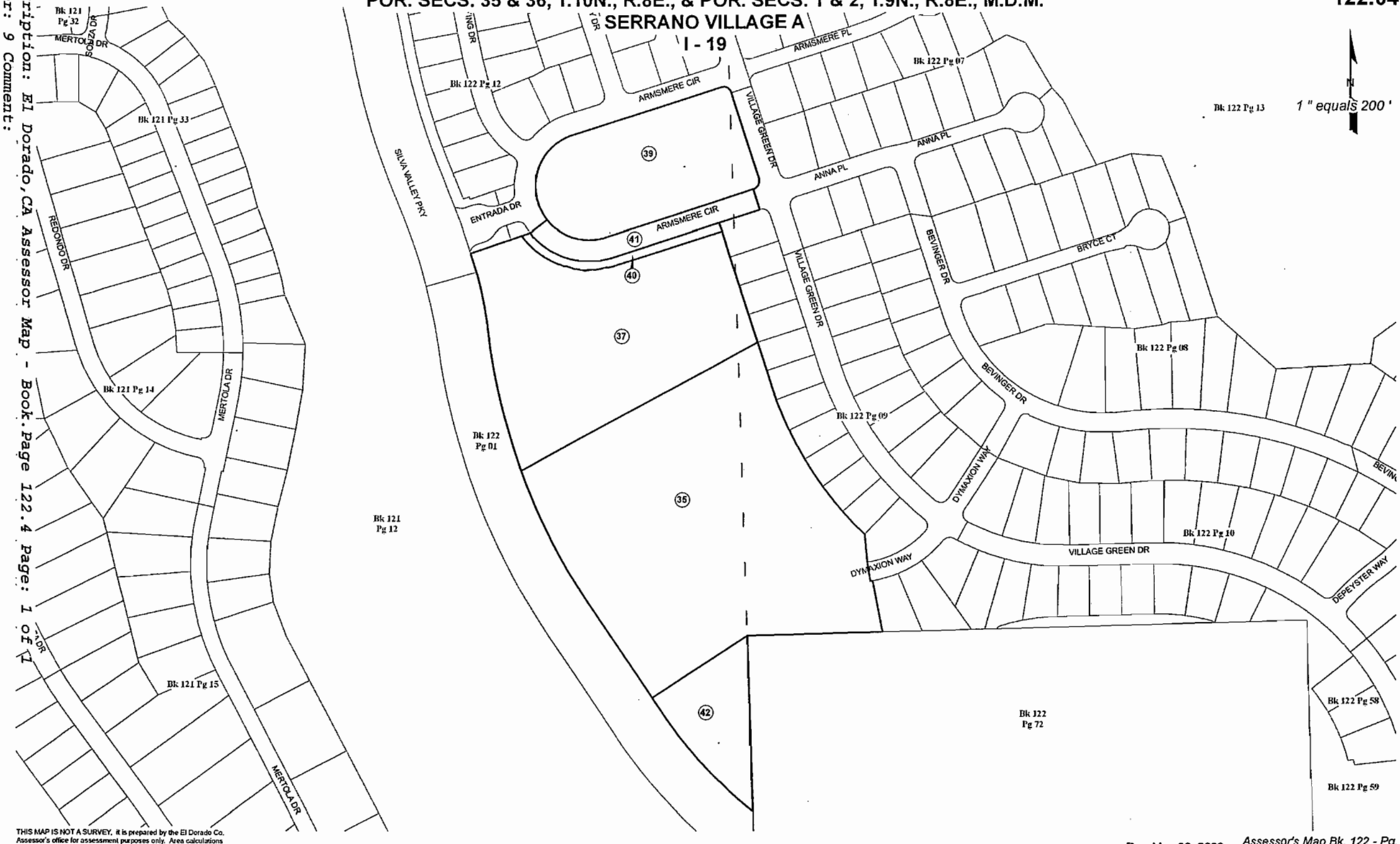
POR. SECS. 35 & 36, T.10N., R.8E., & POR. SECS. 1 & 2, T.9N., R.8E., M.D.M.

SERRANO VILLAGE A

I - 19

122:04

1 " equals 200 '



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Acreages Are Estimates

Rev. May 30, 2006

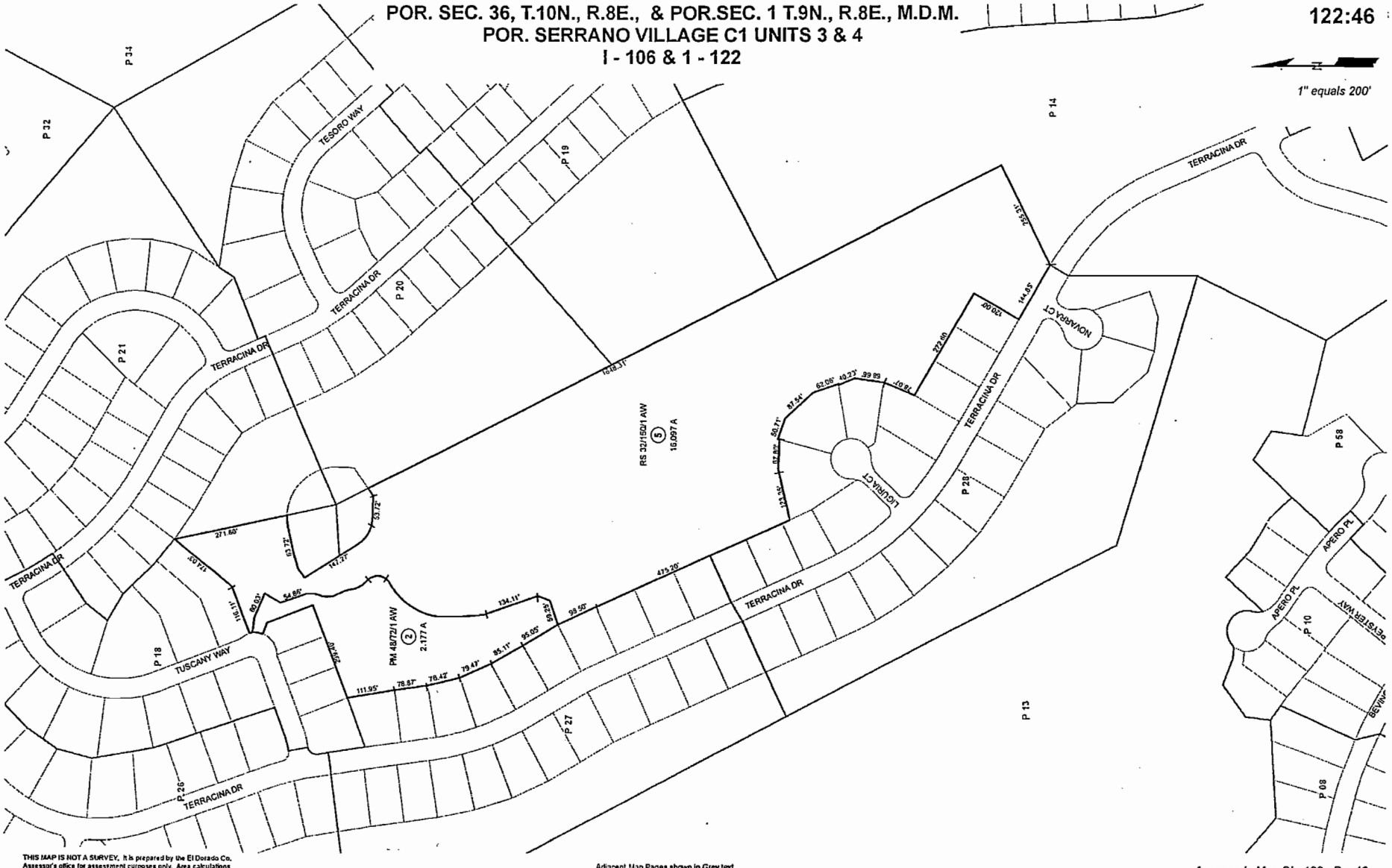
Assessor's Map Bk. 122 - Pg. 04
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.46 Page: 1 of 1
Order: 9 Comment:

POR. SEC. 36, T.10N., R.8E., & POR.SEC. 1 T.9N., R.8E., M.D.M.
POR. SERRANO VILLAGE C1 UNITS 3 & 4
I - 106 & 1 - 122

122:46

1" equals 200'



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Acreages Are Estimates

Adjacent Map Pages shown in Grey text.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Rev. Aug. 15, 2011

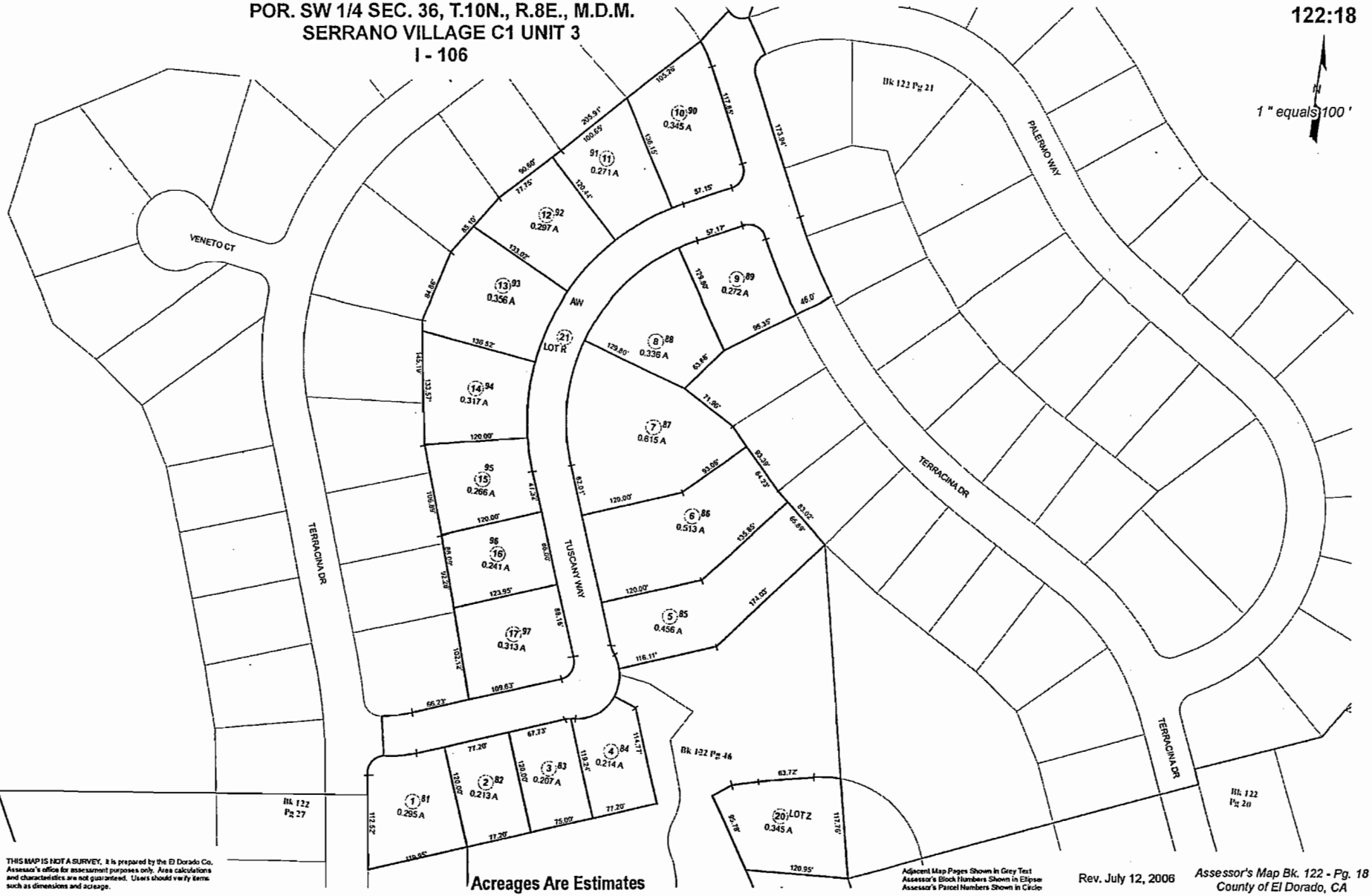
Assessor's Map Bk. 122 - Pg. 46
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.18 Page: 1 of 1
Order: 9 Comment:

POR. SW 1/4 SEC. 36, T.10N., R.8E., M.D.M.
SERRANO VILLAGE C1 UNIT 3
I - 106

122:18

N
1 " equals 100 '



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

Rev. July 12, 2006

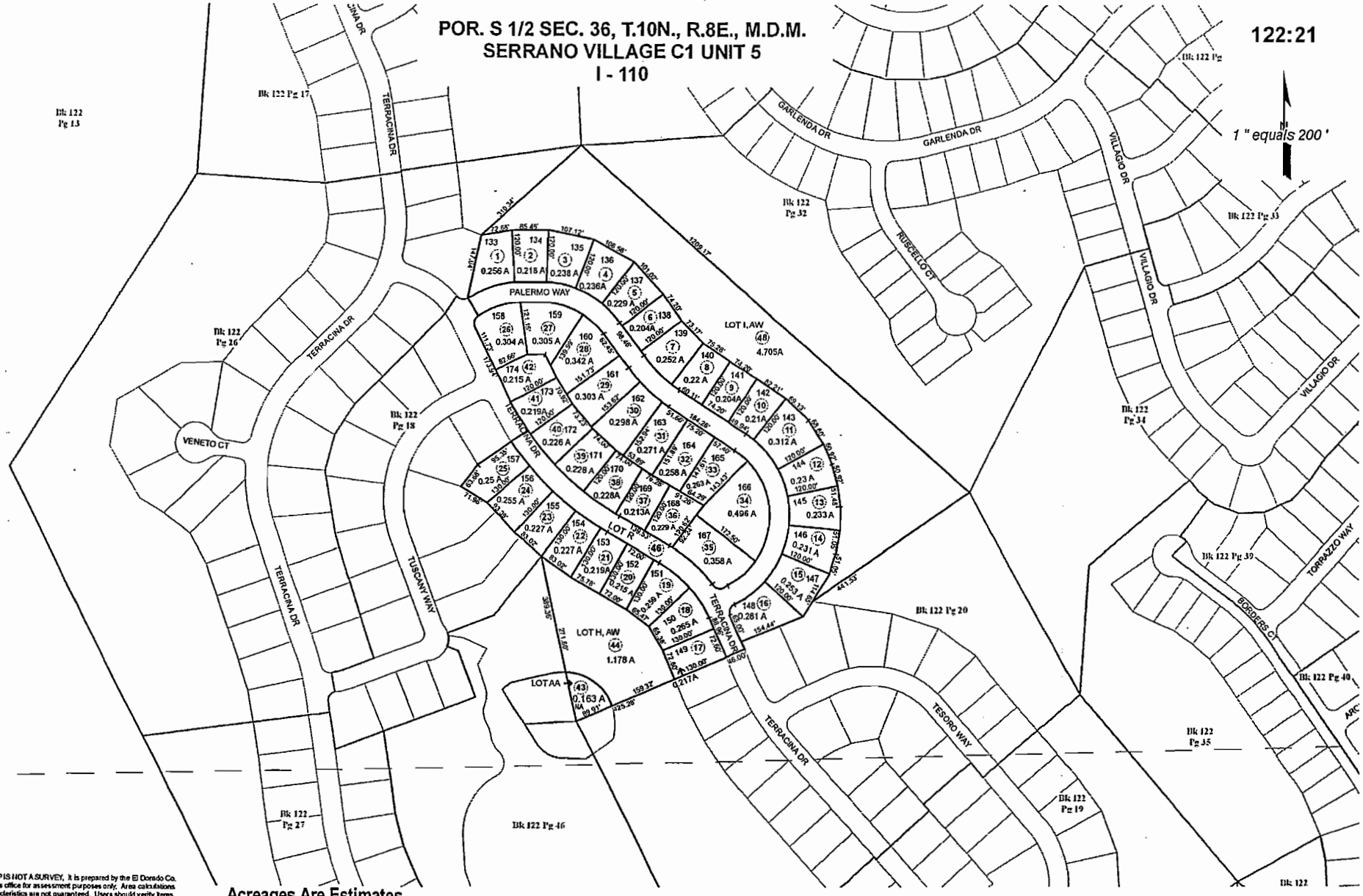
Assessor's Map Bk. 122 - Pg. 18
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.21 Page: 1 of 1
Order: 9 Comment:

POR. S 1/2 SEC. 36, T.10N., R.8E., M.D.M.
SERRANO VILLAGE C1 UNIT 5
I - 110

122:21

1 " equals 200 '



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Maps Pages Shown in Grey Text.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Rev. Jan. 2, 2007

Assessor's Map Bk. 122 - Pg. 21
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 122.60 Page: 1 of 1
Order: 9 Comment:

POR.SEC. 31, T.10N., R.9E., M.D.M.
SERRANO VILLAGE G
J - 22

122:60

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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

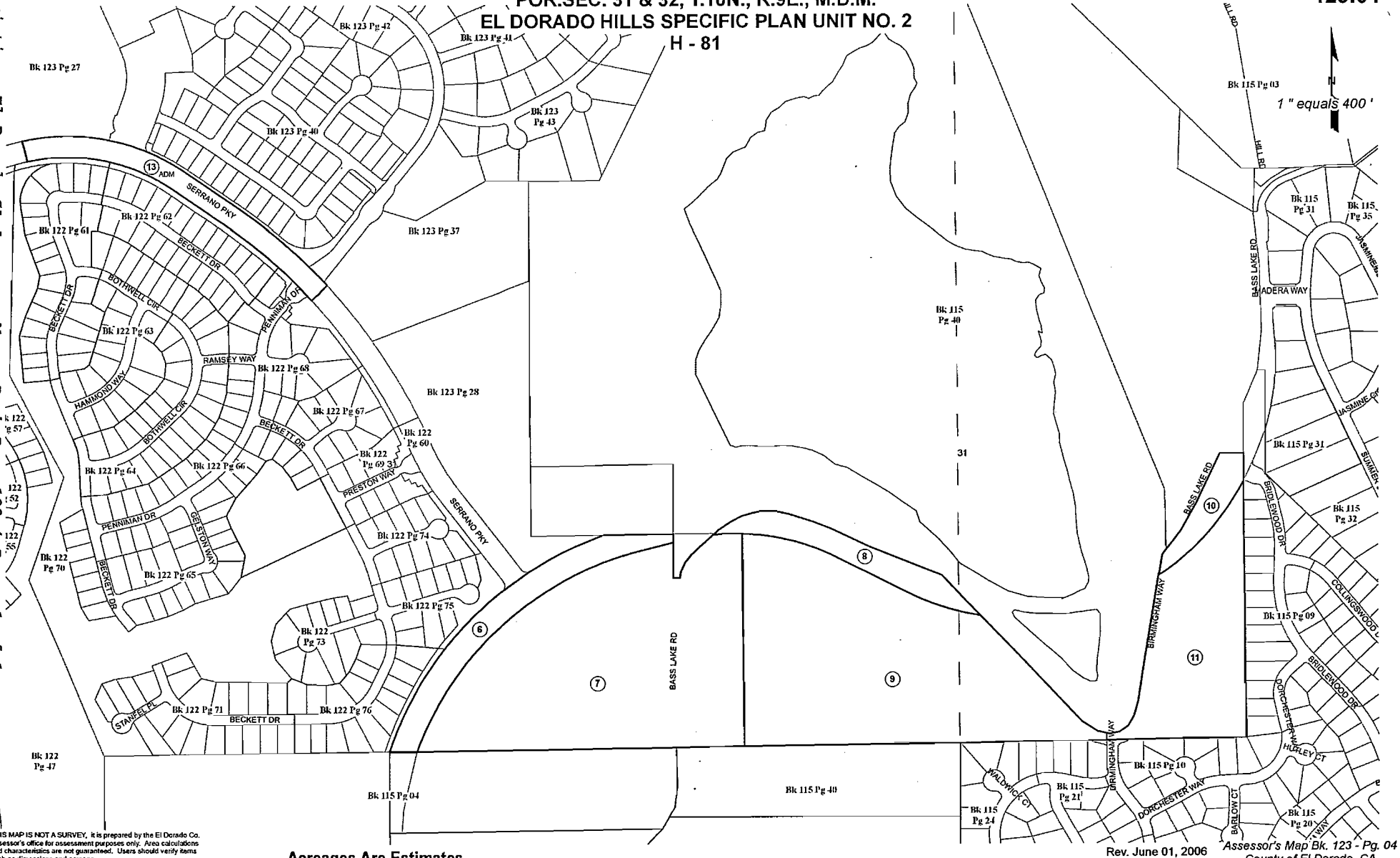
Rev. Jan. 2, 2007

Assessor's Map Bk. 122 - Pg. 60
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.4 Page: 1 of 1
Order: 9 Comment:

POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
H - 81

123:04



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Acreages Are Estimates

Rev. June 01, 2006

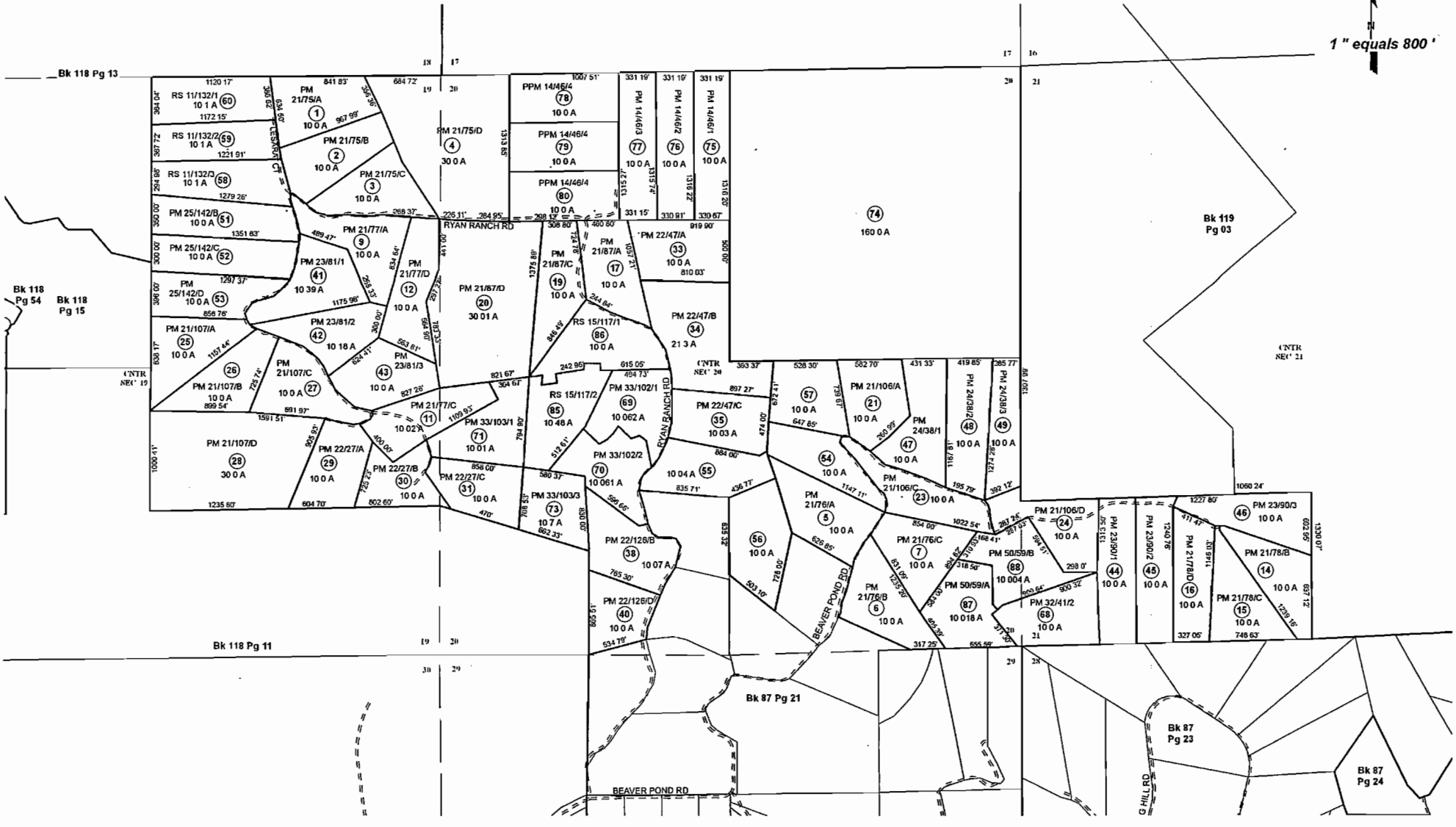
Assessor's Map Bk. 123 - Pg. 04
County of El Dorado, CA

POR. SECS. 19, 20 & 21, T.9N., R.9 E., M.D.M.

87:20

N

1 " equals 800 '



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Dec. 31, 2008

Assessor's Map Bk. 087, Pg. 20
County of El Dorado, CA

POR. SECS. 5 THRU 9, T.9N., R.9E., M.D.M.

119:02

1 " = 1,200 '

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Acreages Are Estimates

P 03

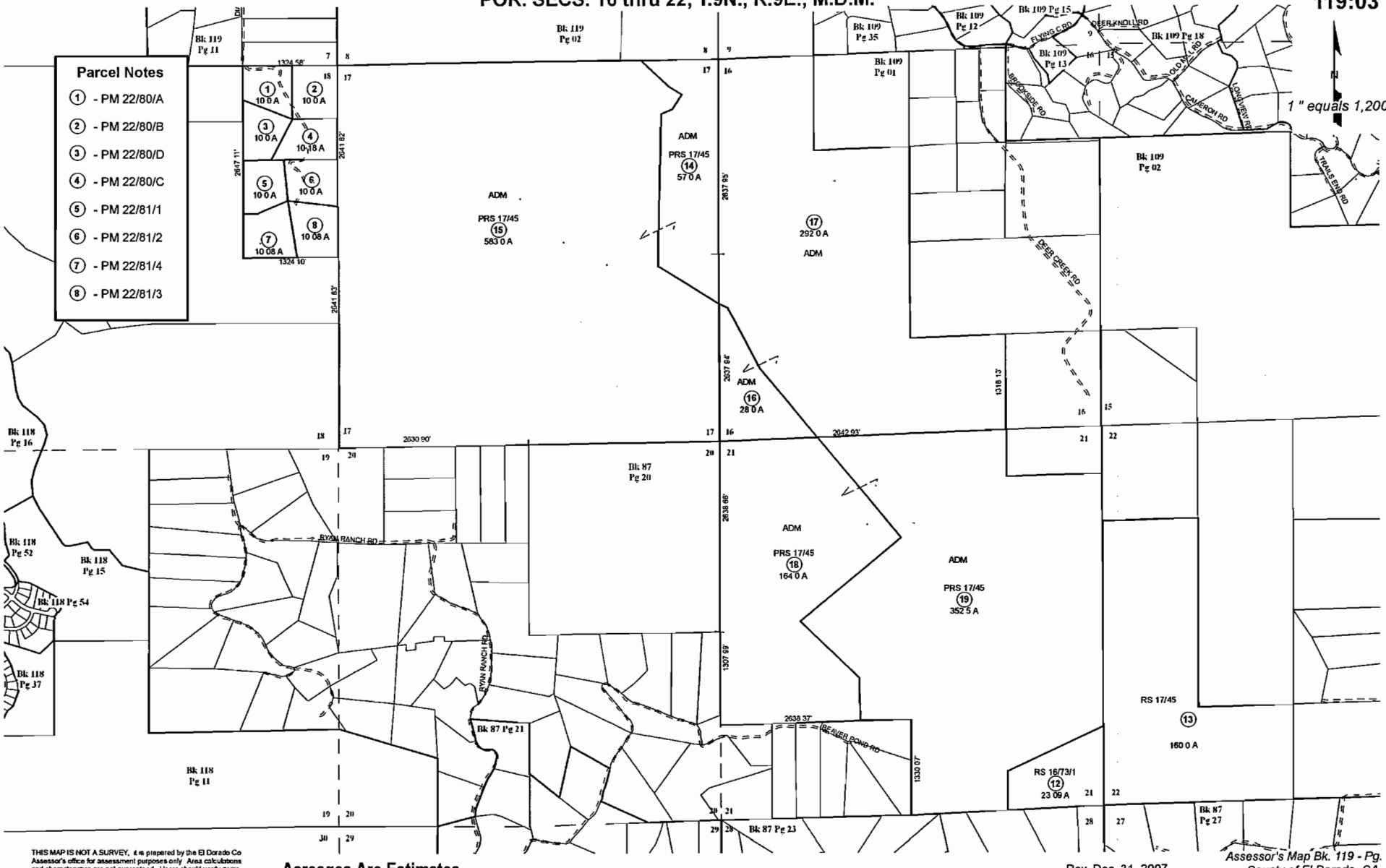
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 27, 2011

Assessor's Map Bk. 119 - Pg. 02
County of El Dorado, CA

POR. SECS. 16 thru 22, T.9N., R.9E., M.D.M.

119:03



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co Assessor's office for assessment purposes only Area calculations and characteristics are not guaranteed Users should verify items such as dimensions and acreage

Acreages Are Estimates

Rev. Dec. 31, 2007

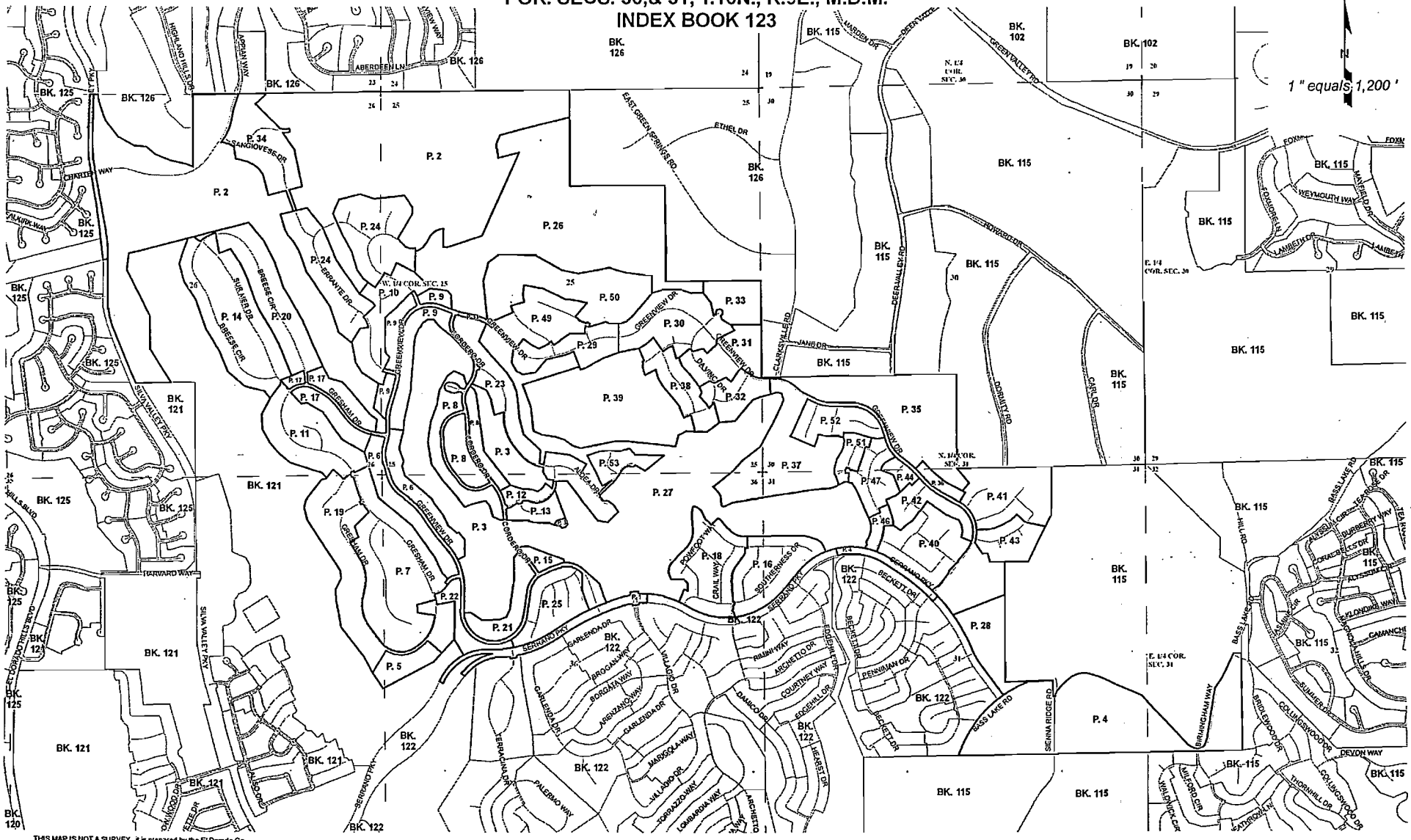
Assessor's Map Bk. 119 - Pg. 03
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.00 Page: 1 of 1
Order: 9 Comment:

POR. SECS. 25, 26, 35, & 36, T.10N, R.8E., & POR. SECS. 30,& 31, T.10N., R.9E., M.D.M.
INDEX BOOK 123

Book 123

1 " equals 1,200 '



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

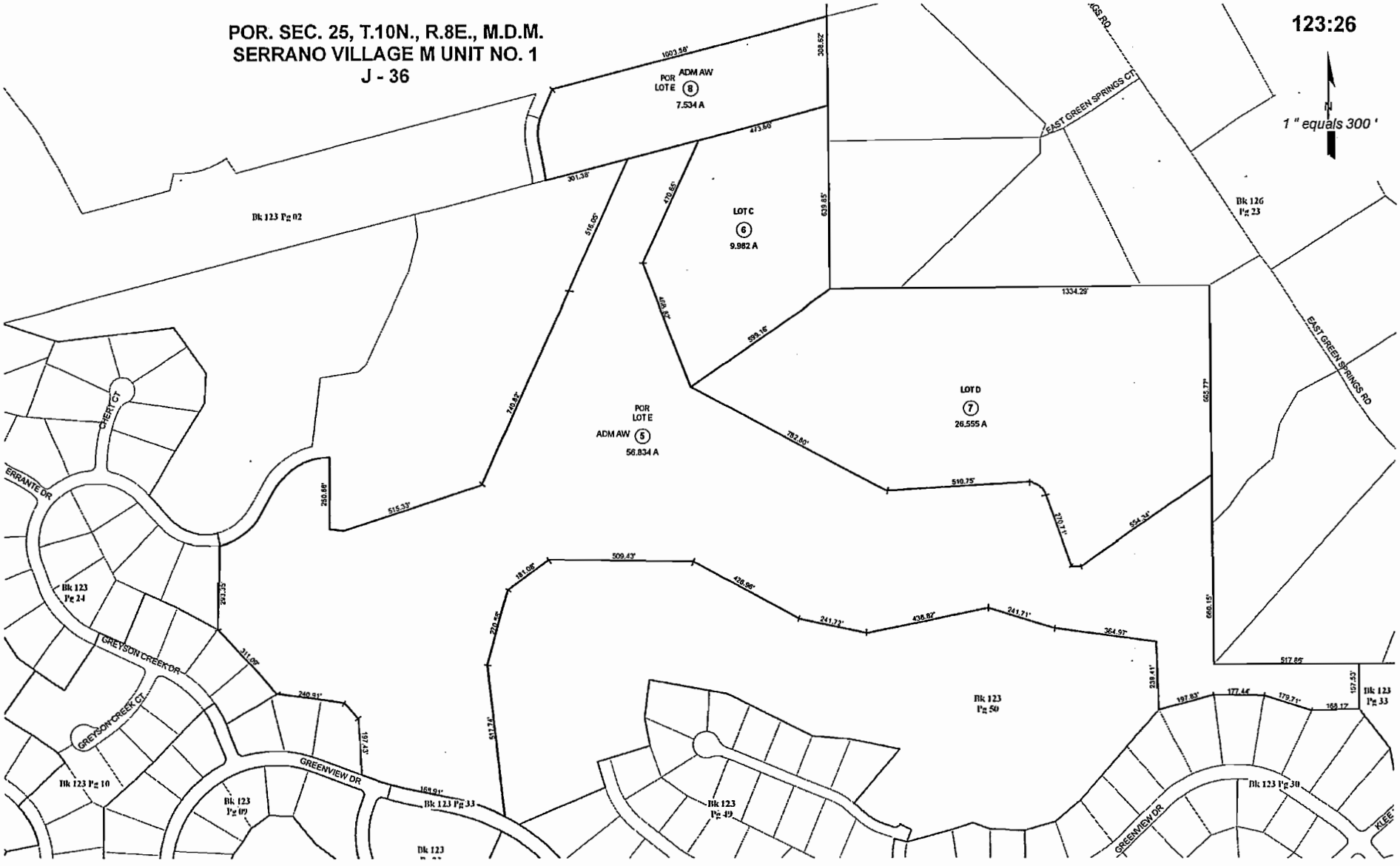
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text

Rev. Aug. 2009

Assessor's Map Bk. 123, Index
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.26 Page: 1 of 1
Order: 9 Comment:



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 26
County of El Dorado, CA

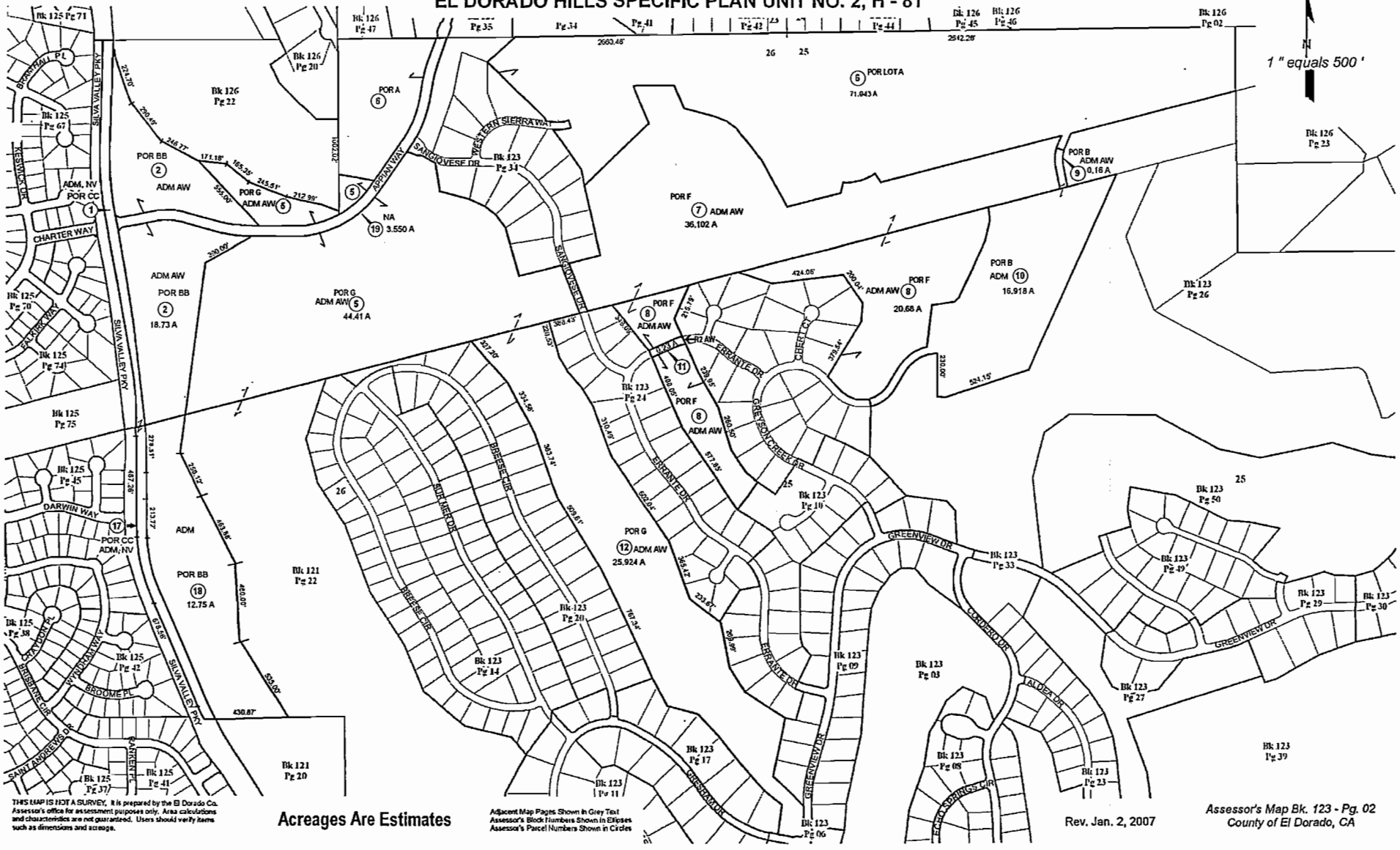
Description: El Dorado,CA Assessor Map - Book.Page 123.2 Page: 1 of 1
Order: 9 Comment:

POR.SEC. 25 & 26, T.10N., R.8E., M.D.M.
SERRANO VILLAGE M, UNIT NO. 1, J-36
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2, H - 81

123:02

N

1 " equals 500 '



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Acreages Are Estimates

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Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Jan. 2, 2007

Assessor's Map Bk. 123 - Pg. 02
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.1 Page: 1 of 1
Order: 9 Comment:

POR.SEC. 36, T.10N., R.8E., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1
H - 78

123:01

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Acreages Are Estimates

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Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

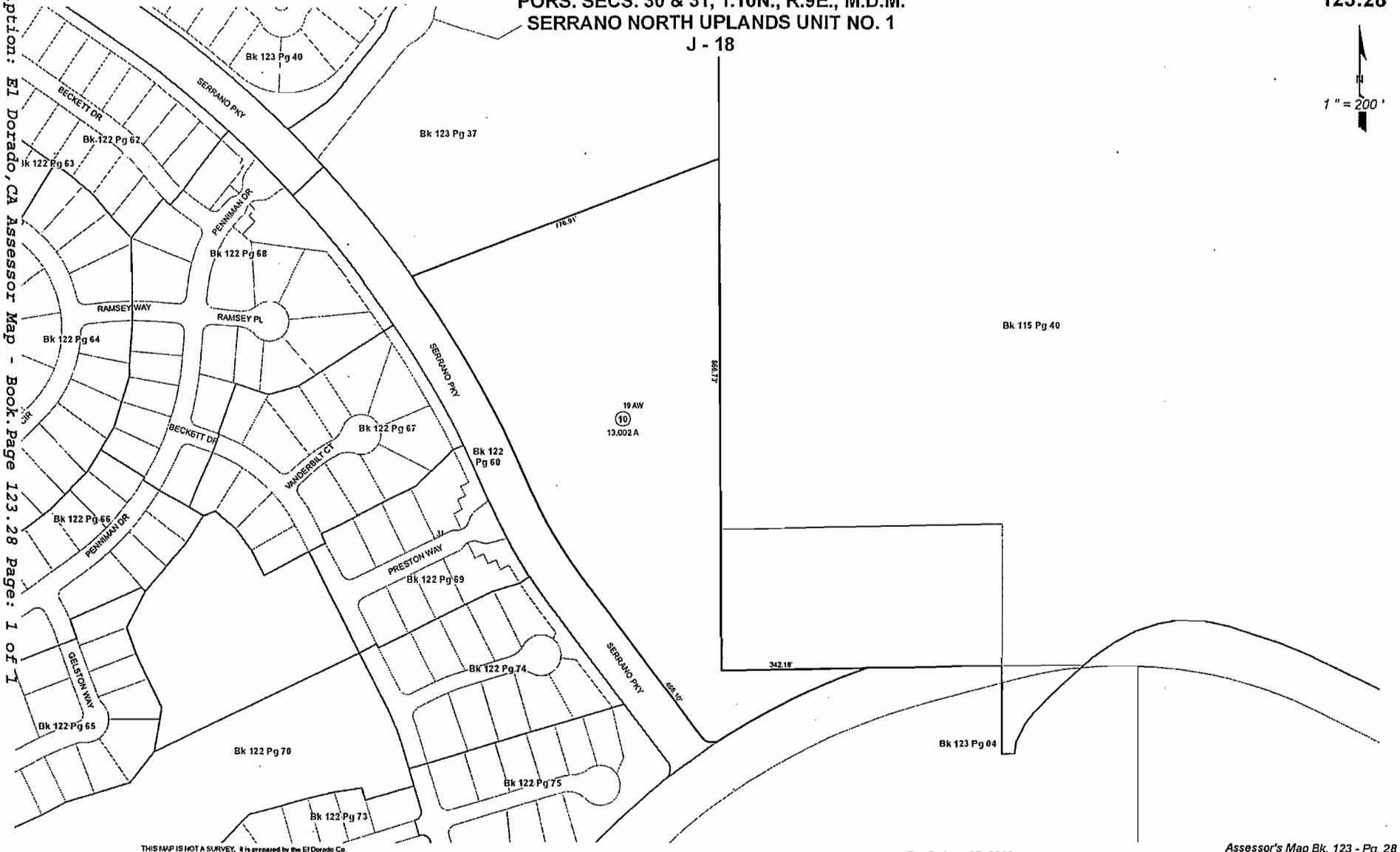
Assessor's Map Bk. 123 - Pg. 01
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.28 Page: 1 of 1
Order: 9 Comment:

PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M.
SERRANO NORTH UPLANDS UNIT NO. 1
J - 18

123:28

1 " = 200 '



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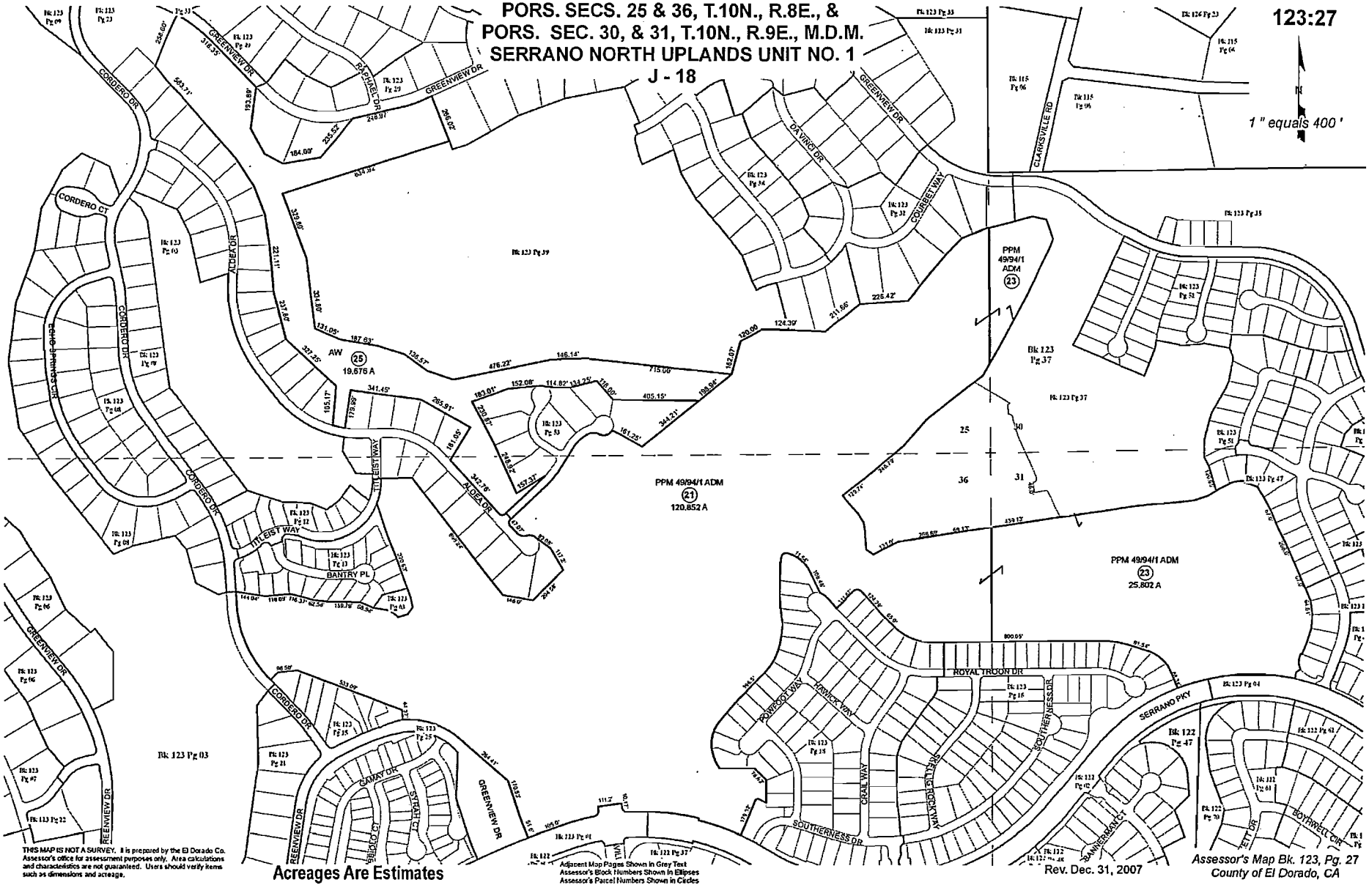
Acreages Are Estimates

Rev2. June 05, 2006

Assessor's Map Bk. 123 - Pg. 28
County of El Dorado, CA

Description: El Dorado,CA Assessor Map - Book.Page 123.27 Page: 1 of 1
Order: 9 Comment:



TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Public Scoping Comments

1 message

Kathleen Newell <knewell@live.com> Mon, Jul 2, 2012 at 12:06 PM
To: tgpa-. ou@edcgov.us
Cc: bostwo@edcgov.us

Dear Shawna,

I'm requesting access to the letters submitted to the Planning Commission Public Scoping Workshop for the Draft Gen Plan/Zoning update held last Thursday, June 28th. Kim Kerr said there was one from Cal Trans. It was not available for view at the workshop.

Also, Kim Kerr said last week at the Planning Commission public scoping workshop that the first wave of scoping comments would be available to the Planning Commission Board and BOS this week (July 2). She said the public would have access to them as well.

It's imperative the public see those comments asap so we can be informed of the issues that will be discussed at the workshops later this month.

Thank you.

Sincerely,

Kathleen Newell
4576 Foothill Drive
Shingle Springs, CA 95682
530-306-9371

100068

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Comments from Scoping meeting 6/28/2012

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Sat, Jun 30, 2012 at 6:08 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: <colemccormack@hotmail.com>
Date: Thu, Jun 28, 2012 at 4:29 PM
Subject: Comments from Scoping meeting 6/28/2012
To: shawna.purvines@edcgov.us
Cc: chris.flores@edcgov.us

Regarding rezoning parcels to be rural or agricultural and the "opt out" option:

Our property (and our surrounding area) originally had been zoned as exclusive agriculture. The county sent a letter letting us know we would be re-zoned to rural and if we wanted to "opt out", we could become residential agriculture (RA-20). Exclusive agriculture status is no longer an option for anyone in our area.

If people don't respond to the "survey", then the county changes their ability to have farming rights by automatically zoning them rural. If a land owner does not respond to the survey, the zoning should stay as close as possible to what they currently have. There is always a percentage of people who do not respond to surveys (for many different reasons). This "survey" was conducted through only one form of communication. If the county is counting the results of a survey, the county should only count those who submit forms for an accurate assessment of land owners wants and needs.

While we attended the final scope meeting, the donut effect came up and let us know that if our neighbors do not either send the form in or opt for "rural", we would not be allowed to have our property zoned as residential agriculture. We have nine properties touching our property, and of those, only two have residents. How do we know the county has been successful contacting the neighbors who do not live on their property? The land owners chose to buy land knowing it is zoned for agriculture. They should at least have to choose to change it.

Solution: The "opt out" should be reversed, and instead give the land owner an "opt in" to change to rural because many people who own land do not reside on their land and do not know about the issues. If, in fact, the county wants to know what land owners want, the county must be clear in the wording of all communications including "surveys".

If you have any questions or would like further comments, please contact us at 530-886-0777

Thank you,

John and Nicole McCormack

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

100066

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Thank .ou.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Meetings

1 message

Mike Applegarth <mike.applegarth@edcgov.us> Mon, Jul 2, 2012 at 8:29 AM
To: jim@dillsandassociates.com
Bcc: tgpa-zou@edcgov.us

Dear Mr. Dills:

This is a follow up to a voice mail I left for you earlier this morning.

On Saturday, June 30 you contacted the TGPA/ZOU e-mail inquiring about the details of upcoming meetings. The next round of meetings will be the zoning ordinance ordinance workshops to be held jointly by the Board of Supervisors and the Planning Commission. The meetings will be begin at 9:00 AM in the Board of Supervisors meeting room, 330 Fair Lane in Placerville, on the following dates:

- Monday July 16, 2012
  . Table of Contents, Article 8 – Glossary, and Articles 1 & 2
- Wednesday July 18, 2012
  – Article 3, 4, & 5, and continuing discussion of previously discussed Articles if needed
- Thursday July 19, 2012
  – Article 6, 7, 8 and County-wide zoning map component
- Friday July 20, 2012
  – Recommend final revisions to draft Articles 1-8 text and zoning map

If you have not done so already, please consider subscribing to the www.edcgov.us/LandUseUpdate website by clicking the "envelope" icon. You will receive an e-mail update when any new information or meeting dates are available.

Please feel free to contact me should you have any other questions.

Sincerely,

Mike Applegarth
Principal Analyst
Chief Administrative Office
El Dorado County
(530) 621-5123

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Thank you.

100067

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30 ☐
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☒
- Placerville, June 28 ☒

Name: Michael Mueller, RCDD

Address: 6696 Rhodes Ave,
Placerville CA 95667

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: mikemue2@comcast.net

I have major concerns about the elimination of livestock on smaller parcels.
These changes would have a negative effect on:
Health → OF children, adults and animals. Food is Life!
Economy → Small farmers are the backbone of EDC.
→ Affordable and available food is critical.
Based on this and other issues. This project should be stopped. Do not proceed!

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110041

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

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Please check the meeting you attended :

- El Dorado, May 30 ☐
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☑

Name: Louis

Address: _____

_____

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: _____

No adequate notification

Cameron Park had only 7 days for scoping.

Housing Element is flawed.

Road width change - No

Slope change - No.

Densities changed to higher - No

RECEIVED
PLANNING DEPARTMENT
JUN 28 AM 9:14

Please use reverse for additional comments

110042

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate

Targeted General Plan Amendment and Zoning Ordinance Update

Scoping Meeting Comment Form

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: My contact info

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jun 27, 2012 at 2:18 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Shawna Purvines <shawna.purvines@edcgov.us>
Date: Wed, Jun 27, 2012 at 2:04 PM
Subject: Fwd: My contact info
To: Greg Baiocchi <gnbaiocchi@gmail.com>

Hi Greg,

Per our conversation, please see the attached list of parcels with an AP zoning.

Let me know if you have any additional questions.

Shawna Purvines

> ---------- Forwarded message ----------
> From: Greg Baiocchi <greg@baiocchiwines.com>
> Date: Mon, Jun 25, 2012 at 11:19 AM
> Subject: Re: My contact info
> To: Shawna Purvines <shawna.purvines@edcgov.us>
>
> Hi Shawna,
>
> I was speaking to Roger Trout about our issue and I'm not sure how to address it inside the scoping process. We had gone through the re-zone process from RE 10 to AP in 2006. Because we were developing a vineyard initially and wanted Williamson Act protection this seemed logical.
>
> This meant going through the whole review and public hearing process, not fun. During this time the winery ordinance was under review, when that process shook itself out in 2007 the AP zoning was completely stripped of any right to's concerning wine production and marketing. (TIMING) became all CUP options...
>
> Obviously, had we known that this was going to happen we would have zoned AE at the time. Now, I see this opt in for RE landowners and the right to ranch market in the PA zoning they would opt into and I am a bit frustrated...
>
> Being converted to LA designation without any other options has again left us with only CUP options concerning Ranch Marketing, although a few more options are available with LA vs AP... We again get bit by (TIMING)...
>
> I completely understand that PA is excluded from Williamson Act and we received our Williamson Act benefits for the last 5 years but I would like to have the conversation on how we may opt in or convert our zoning to PA and loose the Williamson Act or Re-assign to AE, without going through some formal public process.
>
> Under the AP zoning, grapes or (grown product) is allowed for storage or sale. Would LA allow us to at least produce or store wine on site without a CUP. So, no tasting room but production and storage...
>
> The other questions are probably more for Roger's Team, ie what is the CUP process involve?
>
> Please feel free to email or call (530) 620 7066 for more detail or if I can be of any help in your overall program.
>
> Regards
>
> Greg
>
> This is assuming that the RE- zoned owners are exempt from a public process with the opt in program.
>
> On Wed, Jun 20, 2012 at 6:53 PM, Shawna Purvines <shawna.purvines@edcgov.us> wrote:

100050

> Hi Greg
>
> Let me know what I can help . ou with.
>
> Shawna
>
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> Thank you.

--
Cheers,
gb

www.baiocchiwines.com http://twitter.com/#!/foothillwino

http://www.facebook.com/pages/Baiocchi-Wines/145389288840338

FACE . OUR FEARS & LIVE YOUR DREAMS

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

--

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--

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Thank you.

AP Parcels.. Isx

14K

APN	Zone	Land Use	Ag Dist?	Name	Acres	Area	Comments
10510011	AP	RR	No	Matagrano	80.91	Lotus	
04671017	AP	RR	Yes	Prod Hon	46.53	Mt. Aukum	
04606137	AP	AL	Yes	Baiocchi	35.22	Fair Play	
09406016	AP	RR	Yes	Sklar	16.78	Fair Play	
09508056	AP	RR	Yes	Smith	20.81	Fair Play	
09318007	AP	RR	No	Cox	22.64	Somerset	
04682010	AP	AL	Yes	Gennis	43.5	Oak Hill	
08420017	AP	RR	No	Scharpf	10	Mosquito	In proposed Ag District expansion
08420013	AP	RR	Yes	Scharpf	10	Mosquito	
08422013	AP	RR	Yes	Scharpf	5	Mosquito	

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

RE: APAC/ EDAC matrix

1 message

Norman & Sue <arowett@pacbell.net> Tue, Jun 26, 2012 at 8:01 AM
To: "Abraham, T" <tabraham@marshallmedical.org>, hidahl@aol.com, maargyres@comcast.net
Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, wmwelty@gmail.com, rich_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

Jim/Mike

I have attached the APAC TGPA/ZOU matrix per our discussion at last night.s meeting. Let's us know when you would like to meet again and review your updated matrix.

Thanks

Norm

apac edac TGPA ZOU Analysis matrix6-26-12.doc
71K

100065

EDHAPAC/EDAC Joint TGPA/ZOU Analyses Matrix

May 2012

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policy 2.2.1.2 and Table 2-1-Major Concern Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.			Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- ***Major Concern*** Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.			This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policy 2.2.4.1-Major Concern Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.			Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan		
Policy 2.2.5.4-Major Concern Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.			The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
New Policies-Major Concern Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas			This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".		
Policy TC-1a, TC-1b, and Table TC-1-Major Concern Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.			Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level		
Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.			Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads		Resolved.

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policy 7.1.2.1-Major Concern Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.			Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.		
Policy 2.2.1.2 -Major Concern High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre			Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.		
Policy 2.1.1.1 and 2.1.2.1-Major Concern Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas			These areas should be identified before analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.		
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.			Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.		
Policy 2.1.2.5 Mixed use developments which			Language should be added that stipulates that the number of APPROVED dwelling		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed use project may include a full rance of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.			units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. "Identified" mixed use areas must be disclosed in the Zoning Ordinance before an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf- ***Major Concern*** Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.			This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policy 10.2.1.5- Major Concern Don't see any ROI language indicating a desire to analyze a change in this policy	norm		The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.		
Table TC-2, TC-Xb and, TC-Xd- Moderate Concern Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.			Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: • Agree • Disagree • Neutral
Policies 5.2.1.3 and 5.3.1.1- Moderate Concern Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.			The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.		
Zoning Ordinance: ROI 183-2011- ;- ***Major Concern*** 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers			This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.		

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Re: Caltrans Comments: El Dorado County Targeted GPA and Zoning Ordinance Update

message

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jun 25, 2012 at 7:19 PM
To: Eric Fredericks <eric_fredericks@dot.ca.gov>
Cc: scott.morgan@opr.ca.gov, Susan Wilson <susan_wilson@dot.ca.gov>, Nieves Castro <nieves_castro@dot.ca.gov>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Eric,

I appreciate you getting us CalTrans comments.

Shawna

On Mon, Jun 25, 2012 at 5:13 PM, Eric Fredericks <eric_fredericks@dot.ca.gov> wrote:

> Hello Shawna,
>
> I just wanted to clarify one point we made in our letter. We would appreciate the opportunity to review and comment on the scope of the TIS before the study begins.
>
> Please let me or Susan know if you have any questions.
>
> Thanks,
> Eric
>
> –
> Eric Fredericks
> Chief, Office of Transportation Planning - South
> Caltrans District 3
> Sacramento Area Office
> Desk (916) 274-0635
> Email: eric_fredericks@dot.ca.gov
>
> Susan Wilson/D03/Caltrans/CAGov 06/25/2012 03:49 PM
> To: shawna.purvines@edcgov.us
> cc: Eric Fredericks/D03/Caltrans/CAGov@DOT, scott.morgan@opr.ca.gov
> Subject: Caltrans Comments: El Dorado County Targeted GPA and Zoning Ordinance Update
>
> Hello Shawna,
>
> Attached please find our comments on the Notice of Preparation for a Targeted General Plan Amendment and Zoning Ordinance Update. We appreciate the opportunity to review the documents and provide comments to El Dorado County.

120089

A hard copy of this letter will be sent to you via U.S. Mail. We would appreciate it if you could please respond to this email to confirm receipt of the attachment below:
[attachment "Final Ltr.ED County.pdf" deleted by Eric Fredericks/D03/Caltrans/CAGov]
If you have any questions regarding our comments, please feel free to contact me at the phone number below, or Eric Fredericks at (916) 274-0635.
Thank you,
~~~~~~~~~~~~~~~~~~~~~~~~~~~
Susan Wilson
(916) 274-0639
~~~~~~~~~~~~~~~~~~~~~~~~~~~
Caltrans District 3
Division of Planning & Local Assistance
Office of Transportation Planning - South
2379 Gateway Oaks Dr., Suite 150, MS-19
Sacramento, CA 95833
~~~~~~~~~~~~~~~~~~~~~~~~~~~

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Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.
~~~~~~~~~~~~~~~~~~~~~~~~~~~

DEPARTMENT OF TRANSPORTATION
DISTRICT 3—SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, SUITE 150
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (916) 274-0602
TTY 711
www.dot.ca.gov

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EL DORADO COUNTY
2012 JUN 27 PM 12:02

Flex your power!
Be energy efficient!

June 25, 2012

032012ELD0008
03-ELD-Var

Ms. Shawna Purvines
Senior Planner
County of El Dorado
330 Fair Lane, Building "C"
Placerville, CA 95667

Targeted General Plan Amendment and Zoning Ordinance Update—Notice of Preparation

Dear Ms. Purvines:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The comments in this letter are based on the Notice of Preparation (NOP), and are offered for the purpose of assisting El Dorado County (County) in establishing the necessary scope for the transportation and circulation analysis of the Environmental Impact Report (EIR). To this end, we request that the County contact us so that we may assist in establishing an appropriate scope for the traffic analysis associated with the project. As the lead agency, the County is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Project Understanding

The project involves changes to policies of the County General Plan and an update to the Zoning Ordinance. These changes will take effect county-wide in those areas that are under county jurisdiction. In addition, the County will consider amending the Camino/Pollock Pines Community Region Boundary and Agricultural District Boundaries in the General Plan. The County proposes amendments to its General Plan policies and land use designations, with an update to the Zoning Ordinance. General Plan amendments are proposed for the Land Use Element, Transportation and Circulation Element, Public Services and Utilities Element, Public Health, Safety and Noise Element, Conservation and Open Space Element, and Agriculture and Forestry Element. General Plan amendments to be addressed in the EIR are primarily policy changes, although certain General Plan Land Use Designations are also identified for potential amendment.

120090

Vehicle Trip Generation and Distribution Changes Resulting from Project
The land use changes proposed in the General Plan Amendment and Zoning Ordinance Update may pose potentially significant impacts to the State Highway System (SHS). Proposed changes include increasing densities for high density residential, multi-family uses (Policy 2.2.1.2), as well as commercial/mixed use (Policy 2.1.1.3) and could affect the number of projected generated trips and travel patterns throughout El Dorado County. Travel data regarding such land use changes should be included in the EIR and should be based upon the new County travel demand model which is currently being updated. Specifically, the EIR should identify the impacts that the increase in traffic will have on SHS segments, intersections, and interchanges, and any necessary mitigations to reduce the impacts to a less than significant level.

Elimination of Special Use Permit Requirements
Policy 8.2.4.2 considers the elimination of requirements for special use permitting for all visitor serving uses, and instead establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance. Certain events or activities normally requiring a special use permit under the previous policy may entail traffic redirections or nonstandard uses of State highway facilities. Such uses would remain subject to Caltrans permitting requirements, and as such we request specific provisions be defined in the EIR to consult with Caltrans for any such activity or event prior to the County's approval.

California Environmental Quality Act (CEQA) Streamlining Provisions
Item #27 at the top of Page 5 of the NOP mentions provisions for CEQA streamlining opportunities for qualified projects. We would like to be notified early in the process regarding any plans the County may have to take advantage of the Sustainable Communities Strategy CEQA streamlining provisions for projects within two miles of any State highway facility.

Traffic Impact Study (TIS)
One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways. We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies* (*TIS Guide*) for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and the Department in determining when a TIS is needed. The appropriate level of study is determined by the particulars of a project, the prevailing highway conditions, and the forecasted traffic. The *TIS Guide* is available at the following website address: http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

The TIS should include:

1. Location map clearly showing project area in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways if applicable, local roads and intersections, parking, and transit facilities.

2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.

3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS.

4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.

5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.

6. Identification of mitigation for any roadway mainline section or intersection with insufficient capacity to maintain an acceptable LOS with the addition of project-related and/or cumulative traffic. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.

Vehicle Trip Reduction

Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways.

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the SHS. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

Please contact Susan Wilson, Intergovernmental Review Coordinator for El Dorado County, at (916) 274-0639 or by email at Susan_Wilson@dot.ca.gov, with any questions regarding this letter.

Sincerely,

Eric Fredericks

ERIC FREDERICKS, Chief
Office of Transportation Planning—South

c: Scott Morgan, State Clearinghouse

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Opt-in letter

1 message

Lillian Macleod <lillian.macleod@edcgov.us> Mon, Jun 25, 2012 at 1:29 PM
To: chefluther@. ahoo.com
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Dear Mr. Luther:
You should have received a letter from us back in March requesting your preference on whether to maintain your property (APN 087-300-45) as an agricultural zone or to allow it to default to a residential zone, as part of the comprehensive Zoning Ordinance update. We only wanted your decision if it was to request the "Opt-in" agricultural choice. In your case, you did not respond, so we propose to rezone it to the residential zone of Rural Lands, which is what you're confirming as wanting in your phone query.

Shortly, another letter will go out asking the same question. Please follow the directions for providing your proper response. If it doesn't require one for the default residential zone then do nothing, but keep the letter for your records.

Sincerely,

Lillian MacLeod, Senior Planner
El Dorado County Development Services Dept.
Planning Services
2850 Fairlane Court
Placerville, CA 95667

(530) 621-6583
e-mail: lillian.macleod@edcgov.us

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Thank you.

100064

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: dam failure inundation **z**oning changes

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jun 25, 2012 at 12:12 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Lillian Macleod <lillian.macleod@edcgov.us>
Date: Wed, Jun 20, 2012 at 5:19 PM
Subject: Fwd: dam failure inundation zoning changes
To: kmulvany@gmail.com
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Dear Ms. Mulvany:
In response to your concerns regarding the Targeted General Plan Amendment to Policy 6.4.1.4 that proposes to remove the prohibition on parcel splits within the Dam Failure Inundation (DFI) areas and the proposed consistency requirements in the draft DFI Combining Zone, I will start with some general information first.

Currently, we have no Dam Failure Inundation Zone, so staff reviews projects against the above General Plan policy, as well as Policy 6.4.2.2 prohibiting critical or high occupancy structures such as hospitals from being constructed in these areas. These policies were not a result of safety measures instituted by the state Office of Emergency Services, but of mitigation measures adopted under the 2004 General Plan. There are no safety measures restricting parcel maps from any of the Federal Energy Regulatory Agency's (FERC) regulated high hazard dams within this county. That would include those dams operated by EID, SMUD, PG&E, and GDPUD.

In drafting this combining zone, it was necessary to research the requirements under the county Office of Emergency Services (OES) Hazard Mitigation Plan. The recommendations were what you now find proposed in the draft DFI Combining Zone. The OES felt that the draft ordinance assured public safety due to their involvement with the state Dept. of Water Resources Emergency Action Planning exercise requirements promoting emergency preparedness, mitigation, and response as well as in their confidence that the specific dams are the well-run, well-maintained, and heavily regulated by FERC and the operators.

Thank you for your comments and I hope this helps in your understanding of the draft ordinance.

Sincerely,

Lillian MacLeod, Senior Planner
El Dorado County Development Services Dept.
Planning Services
2850 Fairlane Court
Placerville, CA 95667

(530) 621-6583
e-mail: lillian.macleod@edcgov.us

---------- Forwarded message ----------
From: Shawna Purvines <shawna.purvines@edcgov.us>
Date: Tue, Jun 19, 2012 at 11:42 AM
Subject: Re: dam failure inundation zoning changes
To: Karen Mulvany <kmulvany@gmail.com>
Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

duplicate of 100055

100063

Hi Karen,

Thank you for following up on that item. The staff member that has the most knowledge about this is out today. I will follow-up with her tomorrow when she returns and get back to you.

Thank you again and it was nice to meet you last night.

Shawna Purvines

Shawna Purvines

On Tue, Jun 19, 2012 at 10:53 AM, Karen Mulvany <kmulvany@gmail.com> wrote:

> Hello Shawna,
>
> It was a pleasure to speak to you last night at the Greenwood meeting, where we discussed the proposed changes in the county's existing dam failure inundation zone requirements, which now prohibit parcel splitting for parcels entirely within such zones, and would, if approved as proposed, newly allow parcel splits and additional development.
>
> It appears that this change stems from a recommendation from the Office of Emergency Management, but I have not been able to locate any background documents online.
>
> Would you be able to provide any publicly available documentation on their reasoning for relaxation of this safety measure? I will pass it on to several other property owners in our community who are interested.
>
> Thank you,
>
> Karen Mulvany

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

NOTICE: This e-mail and an. files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.
Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.
If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
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Thank you.

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: FAX

1 me. sage

TGPA-ZOU ZOU <tgpa-zou@edcgov.us> Mon, Jun 25, 2012 at 12:12 PI
To: Linnea Marenco <ldmarenco@yahoo.com>
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks, Linnea

We did receive it.

On Fri, Jun 22, 2012 at 3:08 PM, Linnea Marenco <ldmarenco@yahoo.com> wrote:

> I just faxed a comment form to the fax number for Ted Goppert. Please let me know if you did not receive it. Thanks.
>
> --- On Fri, 6/22/12, TGPA-ZOU ZOU <tgpa-. ou@edcgov.us> wrote:
>
> > From: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>
> > Subject: Re: FAX number for Comment Forms?
> > To: "Linnea Marenco" <ldmarenco@yahoo.com>
> > Date: Friday, June 22, 2012, 1:01 PM
> >
> > Yes, 530-642-0508. I will add this to the form.
> >
> > Thanks
> > Shawna
> >
> > On Fri, Jun 22, 2012 at 6:58 AM, Linnea Marenco <ldmarenco@yahoo.com> wrote:
> > > Is there a FAX number for public comment forms to be returned to you?
> >
> > NOTICE: This e-mail and an. files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.
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> > Thank you.

100062

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

RE: EDAC answer

1 me. sage

Abraham, T <tabraham@marshallmedical.org> Fri, Jun 22, 2012 at 12:18 PM
To: hidahl@aol.com, maargyres@comcast.net
Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, arowett@pacbell.net, wmwelty@gmail.com, rich_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

It is great to see us all getting up to speed and the patience and respect we are showing each other along the way. I find that encouraging, especially since we have people involved from every area of the County.

We're getting there.

100061

T Abraham
Marshall Medical Center
530.344.5429

From: Hidahl@aol.com [mail.o:Hidahl@aol.com]
Sen.: Fri 6/22/2012 11:06 AM
To: maargyres@comcast.net
Cc: TGPA-ZOU@edcgov.us; kimberly.kerr@edcgov.us; jeff.h@ix.netcom.com; arowett@pacbell.net; wmwelty@gmail.com; rich_stewart@sbcglobal.net; jlb87@aol.com; Abraham, T; gordon@the-helm.net; MRanalli@aol.com
Subject: Re: EDAC answer

DOCUMENTED SEPARATELY: SEE 100060

Hi Maryann,

Thank you for your response. After multiple meetings with representatives of EDAC (T. Abraham, Gordon Helm, Jim Brunello and Mike Ranalli) the EDHAPAC has a much better understanding and appreciation for EDAC's role in the TGPA/ZOU change process. As our collective 'working group' discussed Wednesday night, the proposed Dixon Ranch project off of Green Valley Road has been one of the primary drivers that has energized our community to actively re-engage in the County planning process. We have seen very little growth in EDH over the past three years (mostly commercial), which diminished our community involvement. If the Dixon Ranch project had been proposed two years ago, we would have undoubtedly been more involved in EDAC's activities in the early stages. The evolution of EDAC from being focused on Economic Development to Regulatory Reform was not obvious to many of us.

We have had County staff attend some of our meetings, which has been very helpful, but its difficult to digest everything that has happened over a 2+ year period in a 2 hour discussion. Jim recently presented several slides to our group which really helped describe the EDAC process and some of the 'benchmark' documentation that is available amongst all of the EDAC and County records.

We have another working group meeting scheduled next Monday to further our dialogue and complete a modified version of our matrix.

Thanks for your volunteer service on behalf of all of the residents of El Dorado County.

Best Regards, John

In a message dated 6/21/2012 3:01:30 P.M. Pacific Daylight Time, maargyres@comcast.net writes:

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

RE: EDAC answer

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100060

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J. ne 21, 2012

Mr. John Hidahl
Chairperson, APAC
El Dorado Hills Area Planning Advisory Committee
hidahl@aol.com

Dear Mr. Hidahl,

I wanted to confirm with you that the Economic Development Advisory Committee (EDAC) has received your request to complete the El Dorado Hills Area Planning Advisory Committee (EDHAPAC) Targeted General Plan and Comprehensive Zoning Ordinance Update Analysis Matrix. There was a significant delay in this communication because I received it as a forwarded email much later than you originally sent it.

As stated in the matrix heading, many of the proposed Targeted General Plan Amendments and Zoning Ordinance Update revisions have come from multiple entities. EDAC believes the only official way to submit your request is to send it directly to the County. By doing this, it will ensure the response to your request is adequately addressed. This entire process is contingent upon communication with the County through the appropriate channels. EDAC is not that channel, merely a participant in the innumerable discussions.

The Economic Development Advisory Committee strongly supports community groups, organizations and individuals educating themselves on the issues that will impact them. For well over two years, this has been the format for all of our Regulatory Reform subcommittee work. We found that engaging as many people as possible ensured better and more well rounded results. All of our meetings also included County staff as part of the discussions.

Please do not hesitate to contact me should you feel I can be of more assistance. EDAC commends you and your group for contributing your thoughts.

Maryann Argyres
EDAC Chairperson
maargyres@comcast.net

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30 ☐
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☑
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Jeanne Harper

Address: P.O. Box 291
Pollock Pines 95726

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: jmharper2@comcast.net

1. Camino/Pollock Pines – 3 communities? ~~What are the 3 communities referred to in~~ (Camino, Cedar Grove, Pollock Pines)

2. Pollock Pines does not want any traffic lights.

3. Planning dept. could decrease processing time if size of project had a direct correlation to steps to completion. Small signage projects should not require the same steps as a large building.

4. Assistance w/ abusive ADA compliance issues – infrastructure to include county assistance in unincorporated areas.

Please use reverse for additional comments

110039

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate

Targeted General Plan Amendment and Zoning Ordinance Update

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Maryann Argyres
EDAC Chairperson
maargyres@comcast.net

100059

DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE
Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95916

12 JUN 27 AM 11:39
RECEIVED
PLANNING DEPARTMENT

June 21, 2012

Shawna Purvine
County of El Dorado,
Development Services Department, Planning Services,
2850 Fairlane Court, Building "C,"
Placerville, CA 95667

Subject: NOTICE OF PREPARATION for THE EL DORADO COUNTY TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE

The Diamond Springs-El Dorado Advisory Committee takes strong exception with the implication in the NOP that the recreation issues in Diamond Springs-El Dorado Community Region (DS-El Do CR) will somehow be corrected by future individual development projects and thus will not be addressed in the Targeted General Plan Amendment And Zoning Ordinance for which the EIR is being prepared. It is irresponsible for El Dorado County to expect individual developers to assume and fix the burden of years of neglecting the recreation needs of the Diamond Springs-El Dorado residents.

The 2012 El Dorado County Parks and Trails Master Plan identifies Diamond Springs-El Dorado community region, which currently has no parks, as needing four neighborhood parks to meet the needs of the existing population. The Plan says " The need for neighborhood parks in these areas is already significant". Another quote from the Master Plan:

> "In addition, the El Dorado County General Plan Housing Element identifies the need to provide affordable housing with adequate amenities and facilities, including proximity to parks. Both the General Plan Land Use and Housing Elements have designated the Diamond Springs and El Dorado areas as locations to absorb a significant portion of the County's Regional Housing Needs Allocation for moderate and below moderate incomes. These areas also have the greatest impact on overutilization of parks in the City of Placerville."

Since the General Plan was approved in 2004, numerous developments have been approved or are well into their planning phase, and there has been no progress on providing the parks the residents need. On May 1, 2012, El Dorado County approved a

120688

circulation map for a portion of the (DS-El Do CR) that will accommodate the transportation needs of approximately 7 new subdivisions with 1,112 new lots and 85 apartments; where are the maps showing the location of the parks for the existing population and the parks for all these future residents?

The proposed General Plan Amendment and Zoning Ordinance Update should clarify the requirement for new development projects to provide and maintain improved ("turn-key") park sites to serve new residents if impact fees and/or annexation to a recreation service district/provider is not possible.

If new development is allowed to proceed without providing the parks needed to serve the new population this serious problem will be exacerbated.

The existing General Plan requires the following:

- Policy 9.2.2.2 - New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.

- Policy 9.2.2.5 - The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.

There is no Community Service District or Recreation District to serve the needs of the Diamond Springs-El Dorado Community region. For budget reasons, the County eliminated its Parks and Recreation Department and currently there is no entity addressing recreation needs for the area.

The current need for parks in the Diamond Springs-El Dorado Community Region is called "significant" in the Parks and Trials Master Plan. At a minimum, the scope of the Targeted General Plan Amendment and Zoning Ordinance needs to be expanded to address the current and future recreation needs in the Diamond Springs-El Dorado Community Region, and potentially the other underserved areas identified in the Master Plan.

Robert A. Smart, Jr.
Chairperson

6-21-12
Camino

High Hill Ranchs input
Ranch marketing ord.

B.4 Concurrency. We sell lots of ag products not grown in the county as do most the farms. Nuts, Dried fruits, special olives etc. I'm curious what harm doe's that do that makes you want to make it illigal. It helps the farmer pay bills when he gets froze out. "throw this one out."

B.5 What is this? max Ranch marketing! On a 10 acre parcel were already limited to 5 acres of Ranch marketing because you must have 5 acres of planted crop. once you get over 10 acres and certainly when you have over 20 acres a limit is stupid.

We have between 9 & 10 acres of what the county describes as Ranch marketing. on over 31. acres. Are we gonna have to spend hundreds of thousands on a S.U.P or bulldoze half our operation?

Jerry Visman
644. 2950

110040

D.

D.I.C why the limit of 100 sq Ft of indoor seating, business increases a little every year, the time will come when many of us will need to expand. High Hill needs more seating now, but if we have to spend ten's of thousands of dollars on a S.U.P in addition to some of the highest building permit fees in the universe we can't do it. Remember we're only open 3 or 4 months a year, and spend what money we make digging out of the hole a Crop lors puts us in. two years ago it rained on 5 or 6 of the big weekends we lost money that year, so it's not just frost that gets us. I've read the whole ordinance I can't find one thing that's good for us. Remember - chapter 17.36 #17.36.010 Purpose - it states promote and encourage ag to increase the economic viability, this new ordinance does just the opposite. Apple Hill generates more tourism dollars than just about any thing else in the county and who ever's writing the ordinance wants to Put it out of business.

D.2 Handicrafts

D.2.b Ag commissioner review - why? on a 10 acre parcel you have 5 acre of ag. your house with yard, a sales building, an ag building a parking lot, any area left for crafters would be small. it's a self limiting situation.

besides Crafters are usually the older generation and were losing them. El Dorado orchards can only fill half their spaces. Hair Hill has open spots too. The county doesn't need to run these people out of business mother nature will do it for you!

D.2.C Crafter limits - who comes up with this and based on what. Weve tried to get more crafters so has El Dorado orchards theyre aren't that many out there. Once you get over 20 acres you have Room for what ever you want. "throw this one out"

D.3 Family oriented activities - Hayrides, Haymaze, Pony rides, tractor rides etc are allowed, but grandpa taking the grandkids fishing is illigal. I get the feeling this is more of a personal attack on High Hill by who ever's written this. Would you drive 2 or 3 hours with the whole family grandpa included just to buy a bag of apples probaly not. Part of the draw of apple hill is thats its fun for the whole family grandpa included. So lets ruin it with this ordinance.

D.4 Why the 500 foot limit on Retail sales, thats a tiny building once you put in shelves and displays and allow for your A.D.A access it doesnt work, 1000 foot limit for over 20 acre parcels or better yet no limit, what's the reason for a limit, more sales more sales tax, goverment needs money right.

Special use Permit

E 100 foot limit on indoor seating

E.1. Why this 100 Foot limit? when it rains if you don't have a place for the customers to get out of the weather they go home. think about it 100 sq Foot add in tables and chairs that doesnt leave much room for people. Its stupid throw it out, it seems as if this ordinance is being written just to generate massive spending by the Poor farmer on S.U.P.

E.5 Visitor Serving Uses. what is this? why the attack on fishing its just another family activitie, one of the more popular ones "throw it out"

I think you already have an ord. that deals with camping and R.V. any way

G.1 Conditional Use Permit.

Its been my experience that when a administrative use permit was all that was needed it wasn't applied and that the much more expensive S.U.P was demanded

G.2 at 100^{00} per hour and sometimes 25^{00} for a 2 minute conversation because of the 15 minute minimum charge, this complete addressing of all uses will quickly add up to tens of thousands of dollars. if a farmer wants to improve or add one single part to his operation that should be all thats looked at. there should be an agreed upon amount not this open check book the county wants us to leave them. Work one hour charge for 3

H.5. Say for instance the county forces me to get a S.U.P for my little fishing pond, then a couple years Later I need to add to my pie house or apple stand I'd have to spend thousands of dollars on a SUP revision even though Pie and apple baildings are allowed by right. why?

I

I.3 The Planning director should have to follow the Ag. Commission recommendations. the planning director's mission seems to be generate money with S.U.P's Dont leave it up to him.

my two cents!

Ask around when was the last time anybody put a decent apple orchard in. Grapes are whats getting planted. this ordinance is just another nail in Apple Hills coffin. We lost money 2 of the last 3 year frost one year, rain on 5 or 6 of the big weekends the next. We know what we need to survive not someone who sits behind a desk all day!

MIWOK
MAIDU

United Auburn Indian Community
of the Auburn Rancheria

David Keyser
Chairman

Kimberly DuBach
Vice Chair

Gene Whitehouse
Secretary

Brenda Adams
Treasurer

Calvin Moman
Council Member

12 JUN 29 PM 2:28
RECEIVED
PLANNING DEPARTMENT

June 21, 2012

Shawna Purvines
Senior Planner
Development Services Department, Planning Services
2850 Fairlane Court

Subject: Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County

Dear Ms. Purvine,

Thank you for initiating formal consultations with the United Auburn Indian Community (UAIC) of the Auburn Rancheria. The UAIC would like to consult on the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County. The UAIC is comprised of Miwok and Nisenan (Southern Maidu) people whose tribal lands are within Placer County and ancestral territory spans into Eldorado, Nevada, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

We would like to make a few general points for consideration in developing the scope and content of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County:

- The UAIC recommends that projects within the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County jurisdiction be designed to incorporate known cultural sites into open space or other protected areas;

- The UAIC is interested in holding conservation easements for culturally significant prehistoric sites;

- The UAIC would like the opportunity to provide Tribal representatives to monitor projects if excavation and data recovery are required for prehistoric cultural sites, or in cases where ground disturbance is proposed at or near sensitive cultural resources;

- The UAIC is interested in receiving cultural materials from prehistoric sites where excavation and data recovery has been performed;

120087

- The UAIC would like to receive copies of environmental notices and documents for projects within the jurisdiction of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County;

- The UAIC would like to receive all confidential cultural and archaeological reports within the jurisdiction of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County.

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the aforementioned documents as requested. Please contact Marcos Guerrero, Tribal Historic Preservation Officer, at (530) 883-2364 or email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

David M Keyser

David Keyser,
Chairman

CC: Marcos Guerrero, THPO

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30 ☐
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☒
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Eileen Crim

Address: 5120 Clear Creek Rd.
Placerville, CA 95667

Would you like to receive e-mail updates on this project? Yes ☐ No ☒

Your E-mail Address:

Thank you for helping to preserve the rural atmosphere of El Dorado County.

Eileen Crim

*Submitted w/ PV-OH-SP Area Plan + Sacramento-Placerville Transportation Corridor Master Plan

7-9-12
2:45pm

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

1100 8B

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

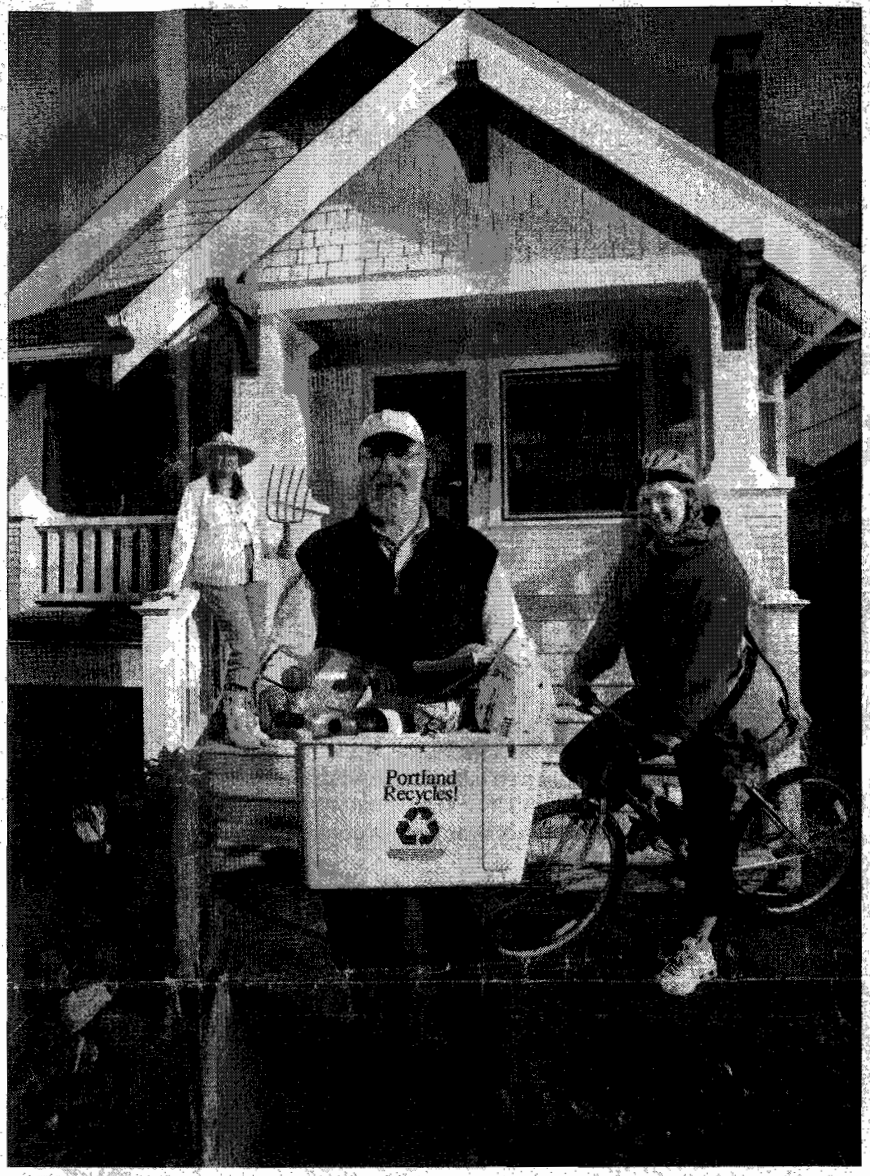
TABLE 4-6
FUNDING UNCONSTRAINED SHORT AND LONG TERM(Cont'd)
ROADWAY CAPITAL IMPROVEMENT PROJECTS LIST

	Short Term		Long Term	
Roadway Units	**Improvement**	**Cost**	**Improvement**	**Cost**
US Highway 50'				
County Line/Latrobe Road	Widen to 12 lanes	$10,300,000		
Latrobe Road/Bass Lake Road	Widen to 12 lanes	$28,400,000		
Bass lake Road/Cambridge	Widen to 10 lanes	$15,600,000		
Cambridge Road/Cameron Park	Widen to 10 lanes	$14,500,000		
Cameron Park/Shingle Springs	Widen to 10 lanes	$17,900,000		
Shingle Springs/E. Shingle Springs	Widen to 6 lanes	$5,200,000		
E. Shingle Springs/Greenstone road	Widen to 6 lanes	$5,700,000		
Greenstone Road/El Dorado Road	Widen to 6 lanes	$5,500,000		
El Dorado Road/Missouri flat Road	Widen to 6 lanes	$3,200,000		
Missouri Flat Road/Fairgrounds Road	Widen to 10 lanes	$6,900,000		
Fairgrounds Road/W. Placerville Drive	Widen to 6 lanes	$3,500,000		
W. Placerville Drive/End Freeway	Widen to 8 lanes(fwy)	$1,600,000		
End Freeway/Begin Freeway	Downtown Phase I	$35,000,000	Downtown Phase II	$150,000,000
Begin Freeway/Shell School Road	Widen to 6 lanes	$4,500,000		
Shell School Road/Academy Interchange	Widen to 6 lanes	$5,300,000		
End Freeway/Camino	Widen to 4 lanes(fwy)	$800,000		
Camino/Begin Freeway	Widen to 4 lanes(fwy)	$800,000		
End Freeway/Ice House Road	Widen to 4 lanes(fwy)	$5,700,000		
Ice House Road/Echo Lake Road	Widen to 4 lanes(div)	$69,800,000		
Latrobe Road/El Dorado Hills Boulevard	Modify interchange	$8,000,000		
Silva Valley	New interchange	$17,000,000		
Bass Lake Road	Modify interchangte	$12,000,000		
Russel Ranch	Modify interchange	$15,000,000		
S. Shingle Springs/Ponderosa	Modify interchange	$15,000,000		
Missouri Flat Road	Modify interchange	$11,000,000		

This is scary! Eileen Crim

People, Places, Open Spaces

The Green leadership of Portland, Oregon, is built on these three fundamental elements.



IN PORTLAND, Oregon, we eat inconvenient truths for lunch. And that would be a lunch of wild-caught salmon and locally grown greens in nonsmoking restaurants.

At the very least, we dip those truths in our fresh-brewed, shade-grown coffee and snack on them with our microbrews.

It's hard not to be smug here. From my vantage point up on Council Crest, Portland's tallest peak at 1,073 feet, I watch thin wisps of cloud streak a perfectly delicious sky. I have a crystalline 360-degree view—of mounts Rainier, St. Helens, Hood, Jefferson and Adams, all tall peaks in the rugged Cascade range to the east; the Willamette River that divides Portland into east and west; the Coast Range mountains, that jaggy hump to the west that separates us from the Oregon coast; and south into the Willamette Valley's lush farmland.

Below me, Portland seems to be basking in its near-mythic reputation as one of America's most livable cities. The Rose City has been infused and inspired for decades by forward-thinking leadership; Oregon, especially Portland, was Green before Green became an attitude and a mandate.

I can make out light-rail cars and the tracks that grid the city from downtown to the airport, with more to come. I see well-used bike lanes and curbside recycling containers, and if I squint, I can just make out Portland's Office of Sustainable Development, the METRO recycling station that turns old paint into new paint, and the tremendous strides we've made in reducing carbon dioxide emissions. (In 1993, Portland became the first U.S. city to adopt a strategy to reduce those heat-trapping gas emissions that Al Gore and many scientists say are responsible for global warming.)

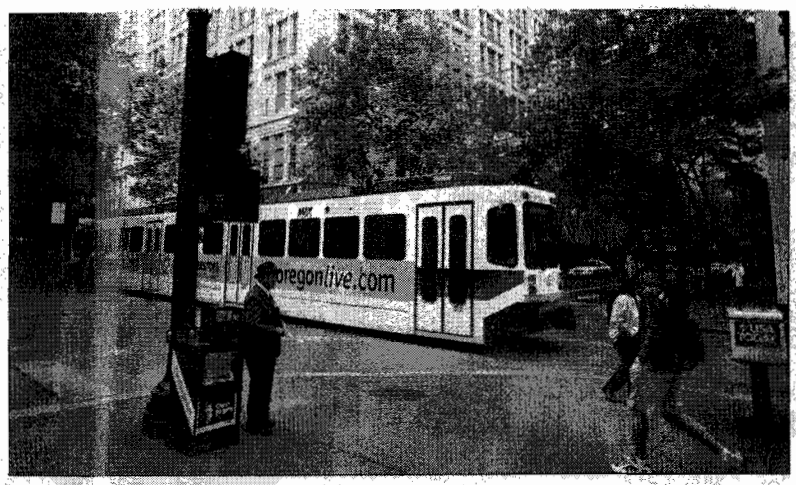
Here, it seems, everybody can eloquently and liberally toss in their two cents about land-use planning, urban growth boundaries, our 5-cent beverage-container deposit, clean air, clean water, sustainability and all things Green.

OUR GREEN MENTOR

Mention Oregon's history of sustainability (or what we used to call "ecology" in junior high), and one name always percolates to the top: Gov. Tom McCall. Elected to the post in 1966, he built a career doing the right

2

HEART OF THE CITY



things for Oregon livability. He may be best known for his pithy admonition, ostensibly to Californians, "Come visit us again and again. This is a state of excitement. But for heaven's sake, don't move here to live."

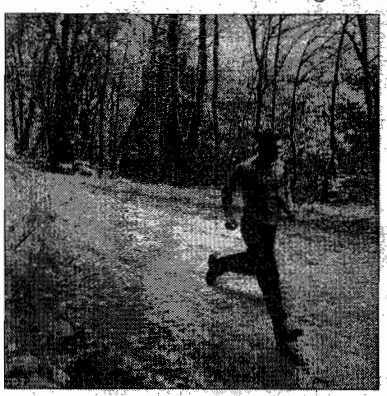
McCall's legacy includes landmark legislation to make public and regulate all of Oregon's vast coastline; House Bill 1036, Oregon's first-in-the-nation "Bottle Bill" requiring a deposit on all bottles and cans; and several major land-use protection bills that helped strike a balance between economic development, on which he was tremendously bullish, and Oregon's land, of which he was tremendously proud and protective.

The man's livability ethic has infused everything we've done since, and Portland, bless its heart, has continued to lead the way on a variety of fronts, such as turning downtown in the 1970s into the pedestrian-friendly and vibrant hub it is today, curbside recycling (which we started in 1983), and creating a detailed and far-reaching plan to seriously reduce carbon emissions by 2010.

> "Below me, Portland seems to be basking in its near-mythic reputation as one of America's most livable cities."

ONLY THE BEST

There's no way to spare you the litany of Portland's recent "bests." In the last three years, for example, *Grist* magazine called us the second-Greenest city in the world, while MSN.com's City Guides puts us among the 10 Greenest cities in America. OK, we'll have to try a little harder. But we grabbed the No. 1 spot on SustainLane.com's 2006 list of America's most sustainable big cities, *Men's Journal* called us the best place to live in the United States, *Prevention* (and the American Podiatric Medical Association) in 2006 called us the best walking town in America, and *Bicycling* says we're the best cycling city in America.



I could go on. OK, I will. *Outside* magazine ranks us as one of the 10 perfect towns that have it all. No less an authority than *Reader's Digest* says we're America's cleanest city. And Frommer's Guidebooks listed us as one of the world's top travel destinations for 2007.

We got there for a reason. People here pay attention and take action. The city of Portland boasts its own 40-person Office of Sustainable Development, created in 2000. Its mission is to "provide leadership and contribute practical solutions to ensure a prosperous community where people and nature thrive, now and in the future."

Our tri-county regional governing body, METRO, with its "People. Places. Open Spaces" motto, oversees ambitious sustainability programs and goals, protects open spaces, cares for parks, undertakes rigorous land-use planning, and manages garbage disposal and ambitious recycling efforts (including reclaiming and recycling the aforementioned old paint).

Even the Oregon Zoo, which falls under the purview of METRO, brags about its Green Team and its ongoing sustainability programs, including water conservation, energy efficiency, recycling, herbivore-influenced composting, waste reduction (like cornstarch beverage cups that are 100 percent compostable) and solar-powered trash compactors.

Oregon's only *Fortune* 500 company, Nike, in nearby Beaverton, has become a major player in sustainability, earning U. S. Green Building Council LEED (Leadership in Energy and Environmental Design) Gold and Silver certifications. Nike is committed to recycling efforts (including its successful Reuse-A-Shoe program), use of organic cotton, elimination of all PVC from its products, and on and on.

BUT WHAT'S AHEAD?

We didn't get where we are by resting on our rose-petaled laurels. And we face challenges that will require diligence, vigilance and an eye to the future. Statewide, voters recently passed Measure 37, undoing much of Oregon's land-use planning clout. (Measure 49 was passed in 2007 to amend it.) Wind-power giant Vestas Americas, a division of Vestas Wind Systems, has parked its new North American headquarters in Portland, but up the Columbia River (protected since 1986 by the Columbia River Gorge National Scenic Area Act), UPC Wind Partners is exploring the erection of 40 or so 112-foot-tall windmills. These would generate power, but residents are complaining that they would also damage the view, make unnecessary noise and put native birds at risk.

Funding for light rail grows ever more expensive and elusive; the need for buildable land essential for economic expansion pushes Portland's boundaries out into what's historically been some of the most verdant farmland anywhere. And our Willamette River isn't quite as clean as it used to be.

But up here at Council Crest, I can't help cracking a grin as I look around. Somewhere, I'm pretty sure, Gov. McCall is doing the same. It really is Green down there.—*Don Campbell*

PERSONS AND ORGANIZATIONS CONTACTED

The United States Department of Agriculture, Soil Conservation Service, El Dorado County - Linden Brooks, Conservationist

Consulting Soils Scientist and Remote Sensing Specialist - Charles Goudey

Consulting Geologist - George Wheeldon

El Dorado Irrigation District - Harry Dunlop, Manager

Gold Oak Union Elementary School - Harvey Hall, Principal

Pleasant Valley Fire Department - John Williamson, Fire Chief

El Dorado County Planning Department

- Kenneth Milam - Planning Director
- James Ingram - Principal Planner
- Doug Noble - Senior Environmental Planner
- Wendy Reid - Senior Planner
- Ross Hutchinson - Associate Planner
- Arlan Nickel - Associate Planner
- Sam Gillion - Associate Planner

El Dorado County Health Department - Dr. Curtiss Weidmer, Director

- Division of Environmental Health - Steve Walker, Director
- Intern Environmental Geologist - Joe Norton

Department of Public Works - Art Cort, Director

- Assistant Director - Steve Jackson
- Associate Engineer - Ken Purcell

Local Transportation Commission and Local Agency Formation Commission (LAFCO) - Kenneth Milam, Director

The Ad Hoc Citizens Planning Committee for the Pleasant Valley-Oak Hill-Sly Park Area:

- Mrs. Eileen Crim
- Mr. George Peabody
- Mrs. Beverly Herzog
- Mrs. Mary Jane Battagalia
- Mr. Roger Bartlett
- Mr. Milton Mulligan
- Mr. Cecil Thompson

WHAT I VALUE IN EL DORADO COUNTY

(Would like to see preserved)

El Dorado Trail

Participatory Government

Individuality of our communities

Rural Atmosphere

Natural Resources

Tree covered two lane roads

Open Space

Opportunities to walk and ride bicycles and safely walk dog

Clean Air

Health and safe place to raise children

Quiet neighborhoods

Good schools

Eileen Crim

7/9/12

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Comments Regarding TGPA-ZOU

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jun 20, 2012 at 3:29 PM
To: taani1@aol.com
Cc: TGPA-ZOU@edcgov.us

Hi Taani,

Your e-mail has been added to the Targeted General Plan Amendment and Zoning Ordinance Update notification list.

Thank . ou,
Shawna Purvines

On Wed, Jun 20, 2012 at 2:30 PM, <taani1@aol.com> wrote:

> M. name is Taani Story and I would like to be on the Administrative Record for the Targeted General Plan Amendment and Zoning Ordinance Update. Please consider this as a part of the Notice of Preparation Public Comments.
>
> Name: Taani Story
> Address: 5100 Metate Trail
> Placerville, CA 95667
>
> I would like to receive e-mail updates on this project: Yes
>
> It is very important to me to provide my clients with my business model available outside my residential structure and on my property which is zoned RE-10. I am certified in EAGALA, an equine assisted counseling, growth, and learning organization, and this work must be conducted outside.
>
> I appreciate your attention to this request. If you have any questions, please feel free to call me at 530-409-7016.
>
> Sincerely,
>
> Taani Story
>
> taani1@aol.com

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

100057

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Thank you.

TGPA-ZOU ZOU <.gpa-zou@edcgov.us>

Fwd: EDAC - Reg. Reform - Weekly Meeting Announcement

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jun 19, 2012 at 11:35 AM
To: TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

---------- Forwarded message ----------
From: <MRanalli@aol.com>
Date: Tue, Jun 19, 2012 at 10:48 AM
Subject: Re: EDAC - Reg. Reform - Weekly Meeting Announcement
To: paul.raveling@sierrafoot.org, gordon@the-helm.net
Cc: rich_stewart@sbcglobal.net, shawna.purvines@edcgov.us, mike.applegarth@edcgov.us, jlb87@aol.com

Paul,
Item #1: Horrifically Bad Communications.....
As I indicated before, within the email notification is the ability to add yourself and others. I have personally added you and Rich to the distribution list so you both should be receiving the EDAC/RR email notifications automatically. Confirmed again this morning 6/19.

Also as I mentioned in the meeting last Friday, our distribution records indicate that John Hidahl has been on the distribution list for years (2011 & 2012). So the repeated assertion that APAC was unaware of these proceedings does not square with my understanding. While I understand that the do. ens of Planning Commission public hearings and Board of Supervisors hearings went completely undetected by APAC until January of 2012 still bothers me.

I accept that the numerous local newspapers who have been covering these proceedings was also somehow missed by the seemingly large number of people in your community whom are gravely concerned about the TGPA/ZOU (LUPPU). We have participants in this process from all reaches of our county, yet APAC was unaware. This responsibility IS NOT solely on the LUPPPU program participants and so repeated assertions that no one notified APAC also bothers me and seems unfair and untrue, thus weakening ongoing dialog and trust.

Item #2: 6/20 Wed traffic mtg @ normal 3:30pm. 6/27 special meeting at 10am.
As the weekly notification (below in this thread) clearly indicates, our typical alternate Wednesday traffic meeting starts at 3:30 pm. On June 27, at the request of DOT, there will be a special meeting at 10am. with agenda as indicated.

Item #3: Your remarks are not complete.
While it was mentioned by someone in the meeting that the county has disbanded many of the original area planning committees, it was also clarified by Art (our historian), that APAC was NOT one that was disbanded. So if you are looking for that conformation you will not likely find it as your effort has indicated.

This leads me back to Item #1 (Horrifically Bad Communications.....)
During the Friday meeting discussion about SOME disbanded committees where three high ranking county officials. In the room was Director Roger Trout, and two Senior Planners (Shawna & Lillian). So, why in the world would you go elsewhere to verify your understanding on this matter.

A discussion with a clerk from the CAO's office or calls to newspaper reporters seem to be another misguided communication resulting in horrible delays in getting your questions answered.

I have repeatedly expressed my great disappointment that reasonable questions are not being directed to the appropriate county department or individuals. The communication seem directed to the BOS or the Press, FIRST, causing further delays.

Very unproductive and ineffective as the progress toward mutual understanding has shown...
Michael
(530) 559-4691

In a message dated 6/18/2012 11:58:48 P.M. Pacific Daylight Time, paul.raveling@sierrafoot.org writes:

> Thanks Mike,
>
> It looks like I'm not on the distribution list for these announcements, and appreciate the copies that you're forwarding manually. Do I need to do something else to be added to the list? See item 1 above.

100058

> The Friday morning meetings of the Regulatory Reform Subcommittee are now on my iPhone calendar as a weekly-repeating meeting. The email announcements are good to supplement that, especially because they include an agenda

mee.ing. The email announcements are good to supplement that, especially because they include an agenda.

Is Wednesday's Traffic & Engineering meeting at 10:00? Last week I'd understood it to be at 3 p.m. See item #2 abo. e

I've been trying to track down any record of the County having shut down all APACs and so far have totally struck out. It's not turning up in web searches, it's not in BOS minutes going back to early April, and asking by phone hasn't produced a result yet. The last step in the phone chain was that the clerk in the CAO's office said they'd have a planner call me. In trying an alternate source, I left voicemail for Mike Rafety but he's out of town for some number of days. Then I left voicemail for Noel Stack, but also haven't heard back from her -- not surprising on a Monday, since VL has a print deadline on Tuesdays. See item #3 above.

-- Paul

On 6/18/2012 2:44 PM, MRanalli@aol.com wrote:

You both should be on this distribution list.
Just making sure you are aware of the upcoming meetings.
FYI,.M

From: gordon@the-helm.net
To: mranalli@aol.com
Sent: 6/18/2012 12:05:14 P.M. Pacific Daylight Time
Subj: EDAC - Reg. Reform - Weekly Meeting Announcement

Ha. ing trouble viewing this email? Click here

Like

El Dorado Economic Advisor. Committee
Regulation Reform

EDAC Regulatory Reform Sub-Committee

A stakeholders forum with a notification list of approximately 200 recipients and growing. All members of the public are welcome to attend meetings scheduled at a time to allow the participation of key staff necessary to coordinate County Regulatory Reform using a programmatic approach.

Interested individuals are welcome to participate in working group research and recommendations and are encouraged to get involved with specific functional working groups.

Get Involved!

Click here for more info.

This Week's Meeting

This Week's Meeting Summar.

- Traffic & Engineering Meeting
  Wednesda. : 3:30 - 5:30PM
  Room 248, (Upstairs, Building C)
  EDC Dept. of Transportation
  2850 Fairlane Ct., Placerville
  (Meetings held alternate Wednesdays)

- Weekl. Reg Reform Subcommittee
  Friday: 8:00 - 10:00AM
  TAC Room
  (Downstairs, Building C)
  EDC Dept. of Planning
  2850 Fairlane Ct., Placerville

Send to a Colleague

Join Our Mailing List

Like us on Facebook

Reminder(s):

Board of Supervisors on Tuesday, June 26th, 2012 TAZ map and criteria for comment/direction.

Wednesday June 27th at 10 a.m,
Special Traffic & Engineering Subcommittee and

TIM Fee Working Group to discuss TAZ maps and criteria. Kimley-Horn and Associates will be available to answer questions.

Scoping Begins for General Plan and Zoning Update: Click Here

5/25/2012 Notice of Preparation:
http://www.edcgov.us/landuseupdate/

Click here to view:
EDC Board of Supervisor's Meeting Calendar

Reference Document(s):

Measure Y & Related Traffic Issues
TrafficReport.2008.pdf

Business Alliance...Update
(Master Catalog - 6/15/12)
BA.Newsletter_Master.Catalog.June15_12.pdf

Traffic Sub-Committee

Location: Room 248, (Upstairs, Building C)
EDC Dept. of Transportation
2850 Fairlane Ct., Placerville

When: Wednesday, June 20 at 3:30PM

Topics:

- Roadway Network, GIS Map, Traffic Analysis Zone (TAZ) Map to update
- Future meeting topics

Contact: Michael Ranalli - MRanalli@aol.com

Reg. Reform S. b-Committee

Loca.ion: TAC Room
(Downstairs, Building C)
EDC Dept. of Planning
2850 Fairlane Ct., Placerville

When: Frida. , June 22 at 8:00AM

Agenda:

- As needed introductions & process overview (10 min)
- CAO Coordination team update/reports (10 min)
- EDAC update/reports (10 min)
- Work Groups updates/reports: (30 min)
  - Agriculture, Natural Resources, Rural Lands
  - Low Density Residential
  - Industrial, Commercial & MUD
  - CEQA & General State Compliance
  - Engineering, Traffic & Fire
  - Community ID
- Continued documentation review & public scoping (60 min)
- Future meeting topics (5 min)

Contact: Michael Ranalli - MRanalli@aol.com
or Gordon Helm - Gordon@helmtech.com

For. ard this email

SafeUnsubscribe

Trusted Email from Constant Contact FREE
Try it FREE today.

This email was sent to mranalli@aol.com by gordon@the-helm.net |
Update Profile/Email Address | Instant removal with SafeUnsubscribe. | Privacy Policy.

Helm Technical Services | 5050 Robert J Mathews Parkway | El Dorado Hills | CA | 95762

--

Pa.l Raveling
Paul.Raveling@sier afoot.org
Web site: htt p:/ww .sier afoot.org

(916) 933-5826 Home
(916) 849-5826 Cell phone

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Notification of El Dorado County Targeted General Plan Amendment & Comprehensive Zoning Code Update

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jun 19, 2012 at 2:29 PM
To: paulmerriam@sbcglobal.net
Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Hi Paul,

I received you voice mail. I have signed you up to receive notification on the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update. You should start to receive these soon.

Please take a look at the project website at http://www.edcgov.us/landuseupdate/ It contains all the information on the project, including both current and historical/background information.

The most recent information posted for the Targeted General Plan Amendment & Comprehensive Zoning Ordinance Update is the Notice of Preparation with exhibits including the Environmental Checklist. At this time the County is seeking comments on the Notice of Preparation.

The website includes a public comment form should you wish to submit your comments electronically.

Please let me know that you have received this e-mail. I want to confirm I have your e-mail listed correctly. Should you have any trouble with the website or have additional questions, please do not hesitate to contact me.

Thank you,
Shawna Purvines

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

100056

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: dam failure inundation **z**oning changes

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Thu, Jun 21, 2012 at 9:32 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: Lillian Macleod <lillian.macleod@edcgov.us>
Date: Wed, Jun 20, 2012 at 5:19 PM
Subject: Fwd: dam failure inundation zoning changes
To: kmulvany@gmail.com
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Dear Ms. Mulvany:
In response to your concerns regarding the Targeted General Plan Amendment to Policy 6.4.1.4 that proposes to remove the prohibition on parcel splits within the Dam Failure Inundation (DFI) areas and the proposed consistency requirements in the draft DFI Combining Zone, I will start with some general information first.

Currently, we have no Dam Failure Inundation Zone, so staff reviews projects against the above General Plan policy, as well as Policy 6.4.2.2 prohibiting critical or high occupancy structures such as hospitals from being constructed in these areas. These policies were not a result of safety measures instituted by the state Office of Emergency Services, but of mitigation measures adopted under the 2004 General Plan. There are no safety measures restricting parcel maps from any of the Federal Energy Regulatory Agency's (FERC) regulated high hazard dams within this county. That would include those dams operated by EID, SMUD, PG&E, and GDPUD.

In drafting this combining zone, it was necessary to research the requirements under the county Office of Emergency Services (OES) Hazard Mitigation Plan. The recommendations were what you now find proposed in the draft DFI Combining Zone. The OES felt that the draft ordinance assured public safety due to their involvement with the state Dept. of Water Resources Emergency Action Planning exercise requirements promoting emergency preparedness, mitigation, and response as well as in their confidence that the specific dams are the well-run, well-maintained, and heavily regulated by FERC and the operators.

Thank you for your comments and I hope this helps in your understanding of the draft ordinance.

Sincerely,

Lillian MacLeod, Senior Planner
El Dorado County Development Services Dept.
Planning Services
2850 Fairlane Court
Placerville, CA 95667

(530) 621-6583
e-mail: lillian.macleod@edcgov.us

---------- Forwarded message ----------
From: Shawna Purvines <shawna.purvines@edcgov.us>
Date: Tue, Jun 19, 2012 at 11:42 AM
Subject: Re: dam failure inundation zoning changes
To: Karen Mulvany <kmulvany@gmail.com>
Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Hi Karen,

Thank you for following up on that item. The staff member that has the most knowledge about this is out today. I will follow-up with her tomorrow when she returns and get back to you.

Thank you again and it was nice to meet you last night.

100055

Shawna Purvines

Shawna Purvines

On Tue, Jun 19, 2012 at 10:53 AM, Karen Mulvany <kmulvany@gmail.com> wrote:

> Hello Shawna,
>
> It was a pleasure to speak to you last night at the Greenwood meeting, where we discussed the proposed changes in the county's existing dam failure inundation zone requirements, which now prohibit parcel splitting for parcels entirely within such zones, and would, if approved as proposed, newly allow parcel splits and additional development.
>
> It appears that this change stems from a recommendation from the Office of Emergency Management, but I have not been able to locate any background documents online.
>
> Would you be able to provide any publicly available documentation on their reasoning for relaxation of this safety measure? I will pass it on to several other property owners in our community who are interested.
>
> Thank you,
>
> Karen Mulvany

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

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shawna.purvines@edcgov.us
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Thank you.

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

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- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: IV CASSEN

Address: 5180 SILENT MEADOW LN
GEORGETOWN CA 95634

Would you like to receive e-mail updates on this project? Yes ☐ No ☒

Your E-mail Address:

PROVIDE FOR HOME OCCUPATION ORDINANCE
OUTSIDE & WITH CLIENTS

RECEIVED
JUL 12 AM 8:11
PLANNING DEPARTMENT

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110035

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Targeted General Plan Amendment and Zoning Ordinance Update

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Eleanor Streeter

Address: PO Box 268
Pilot Hill, CA 95664

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: _____

Good start but with the huge diversity of interests + concerns a more specialized topic break down would be helpful eg. trails, animal keeping, school environments

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Development Services Department
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Placerville, CA 95667
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Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Response to Business Alliance June 15 Newsletter

1 . essage

Paul Sa**y**egh <paul@sayegh.me> Mon, Jun 18, 2012 at 9:07 AM
To: Kathye Russell <kathyerussell@sbcglobal.net>, Pierre Rivas <pierre.rivas@edcgov.us>, ron@gotmik.com, Cheryl McDougal <gvralliance@gmail.com>
Cc: TGPA-ZOU@edcgov.us, planning@edcgov.us, Bill Welty <wmwelty@gmail.com>, "claire_labeaux@yahoo.com" <claire_labeaux@yahoo.com>, cheryl_mcdougal@yahoo.com, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, psgratt@aol.com, soldbytami@gmail.com, varshney@saclink.csus.edu, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Robin Weinberger <robin@weinbergerlaw.net>, Michele Elliston <readysetgo@pacbell.net>, james@jamesfanshier.com, Linda & Geaorge West <west.lindam@sbcglobal.net>, Lynellen & Kong lee <lynelledlee@yahoo.com>, Lyssa & Shawn Eastman <lyssa.eastman@intel.com>, Lisa & Jim Tomaino <ltomaino@sbcglobal.net>, Marcia& Ray Lenci <marcia@dizguise.com>, Ann & Jeppesen <ann@automall.com>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Carole Terrazas <caroleterrazas@sbcglobal.net>, Phyllis Ikemoto <bpikemoto@yahoo.com>, Dee Dee <driley@golyon.com>, Desiree Cherry <dsccherry@aol.com>, Jaclyn Weise <jaclynweise@hotmail.com>, Karen Schriefer <karen90mph@hotmail.com>, Lorrie Stern <lstern@covad.net>, Lucy Gorman <lucygorman@sbcglobal.net>, Heidi Davinroy <mommyhide@aol.com>, Tammy Cronin <tammy.cronin@sun.com>, Mandy Kennedy <unleashmk@comcast.net>, Jennifer Clarke <greenbull@sbcglobal.net>, Janet Cote <janet@cote.org>, David Drahmann <david.drahmann@gmail.com>, "ron@gotmik.com" <ron@gotmik.com>, CAROL AND ERNIE LOUIS <carollouis4re@sbcglobal.net>

The Business Alliance members consist of the very groups pushing for easier and higher density with less rules, more freedom, and MORE PROFIT. Lets call a spade a spade!

You should know and relay to your organizers that the reason you are witnessing an emotional group is simple. The BOS has had deaf ears and has received some bad advice from the legal staff consistently over the years. Individuals have been helpless to fight the County as the BOS approved whatever they wanted despite public opposition. How do I know this? I was one of those people, only I decided to sue the county for violating CEQA guidelines, not looking at cumulative effects, not using current data for analysis, not following the existing General Plan, piece mealing projects and other things. It took a suit to get them to listen and more will follow if they continue the practice. John Knight getting tossed out is a good example of where the community is at. The people have had enough of this arrogance.

Zoning changes to an area without taking into consideration the impacts of surrounding existing neighborhoods is the biggest issue. Traffic, noise, views etc are the things we lose for the profit of high density growth. We are NOT anti growth, we just appose the constant change to high density zoning without adequate planning and a refusal to look at cumulative effects.

In my case I live on 5 acre zoning. I built here because the surrounding bare land was zoned 5 acre but the county approved a PD and a density bonus right next to me and now I have less than 1 acre lots instead of 5 next to my life time home dream. The PD was gated so we couldn't use the open space and the open space was the unbuildable and totally unusable area anyway and the developer was happy to off-load the crappy unbuildable land to get the density bonus. It was a win win for them and a lose lose for us. Of course nobody will want to take care of that open space so hearing that open space doesn't get maintained is no surprise and it's almost laughable. Proper planning would solve this.

100054

O. r experience is everything is geared to help the developer squeeze out more lots and nobody cares what happens to the surrounding home owners who are impacted. How many times have we heard "The developers have a right to develop"

Until policies are adopted for sensible growth, sensible policies with regards to surrounding home owners, compassionate Supervisors who don't play "God", the county will continue to receive stiff opposition to policies that lean to developers profit margins instead of sensible development for El Dorado County.

While your opposition may consist of emotional, uneducated and uninformed people as you put it....These people are the ones that have been impacted by past policies and HAVE HAD ENOUGH! It's a complex process that takes time to learn. The very people you criticize for disrupting your goals will get educated, will get up to speed, will learn the process and will have an effect on the outcome of this. Board members who fail to pay attention to the public outcry will follow the door like John Knight did. Trust me....There are plenty of smart people in the group who understand all of this. Compassion for home enjoyment is stronger than money.

The old policies certainly don't work. The County has loss several law suits now (Oak Mitigation comes to mind)

You might try getting a public meeting together to discuss all of this and hear it first hand from the very people who have been negatively impacted from EXISTING policies that your group would choose to loosen even further. Once you understand WHY people are so upset instead of insulting them, you can then adapt better policies. I found your letter rather insulting as it tries to discredit those who are compassionate and who want to be involved.

Regards,

Paul Sayegh

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Ted Goppert

Address: 5021 Coyon Lane
Georgetown, Ca. 95634

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: tagoppert@gmail.com

I support a home occupation ordinance that is (1) allows me to meet with ~~clients~~ clients on my property outside. (2) I support keeping permit costs and fees to a minimum for small business.

Ted Goppert

RECEIVED
2012 JUN 22 PM 3:
PLANNING DEPARTMENT

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110038

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Jim Hixon

Address: 6461 Mt. Aukum Road
Garden Valley Ca 95633

Would you like to receive e-mail updates on this project? Yes ☐ No ☒

Your E-mail Address:

I Support a Home occupation ordinance. That allows Residents to work outside of their residential Structures, and have trucks, Chipping and employees come onto the property. I would also like to See the Temp Fees Reduced.

RECEIVED
JUN 26 PM 1:58
PLANNING DEPARTMENT

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Development Services Department
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Placerville, CA 95667
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110036

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• COOL • GREENWOOD • GEORGETOWN •
El Dorado County, California
Member in Good Standing
DCOC
Divide Chamber of Commerce
• PILOT HILL • GARDEN VALLEY • KELSEY • UP COUNTRY •

June 1, 2012

Kim Kerr
Assistant Chief Administrative Officer
330 Fair Lane
Placerville, CA 95667

Re: Potential zoning changes for Divide and Pilot Hill

Dear Kim

Pilot Hill is one of the county's smaller communities located between Coloma and Cool. It is 17 miles from El Dorado Hills via Salmon Falls Road. According to the U.S. Post Office delivery, there are about 600 homes and 1,200 people in our zip code. Most residents live on larger rural parcels of greater than 5-acres.

In addition to a post office, the only viable business is a restaurant and bar, the Hindquarter and a feed store. A few years back we had a general store and gas station but new state air quality regulation for gas pumps made it uneconomical to perform the mandatory upgrades and the general store was forced to close.

The Pilot Hill Peninsula Campground at Folsom Lake is a vacation and boating destination for out of area campers. It is located at the end of Rattlesnake Bar Road, nine miles from Highway 49. The state park maintains two boat ramps, 100 camping sites and miles of hiking and bike trails.

Cronan Ranch Regional Trails Park is located in Pilot Hill. The Park contains over 15 miles of trails for hiking, biking, horseback riding, fishing, bird watching and other passive recreation. The borders of the Park follow the South Fork American River and Highway 49. The Park is open daily from sunrise to sunset year round.

With a small rural population and limited infrastructure, it would be natural not to consider any commercial zoning for the area. That would be a mistake.

110024

Although economic circumstances today may not warrant any allocation of commercial zoning, it would be short-sighted not to include some commercial zoning for Pilot Hill. The northwest intersection at Highway 49 and Rattlesnake Bar has ample vacant acreage for future commercial growth. Here's why.

The land is currently zoned high density residential and will likely be changed anyway to comply with the lower density General Plan. It is serviced by a fire station. There is public water and electric available. Commercial zoning is already present at the southwest corner of that intersection. It has the highest daily traffic count in the area. In addition to the four corner location, Salmon Falls Road ends at the property.

To lock up all the land in Pilot Hill as rural low density residential or Ag. prevents trade and commerce from eventually returning to Pilot Hill. Many years ago Pilot Hill had an active rodeo grounds and arena and before the construction of Folsom Dam mining flourished. Today, interest continues to grow in recreational tourism including boating, camping, hiking, biking, white water rafting and equestrian activities.

Every community needs to set aside land for future designated uses including where trade and commerce may visibly engage. The future residents of Pilot Hill deserve the same consideration of having a legacy designation which will accommodate future business opportunities.

Attached is an aerial photo and survey of a vacant land parcel, Parcel 2 that is ideally located for a portion of it to be designated as commercial. The owners are receptive to the change from R1A to commercial.

On behalf of the Divide Chamber of Commerce we urge an allocation of land be set aside in Pilot Hill for future small business.

Sincerely,

Ken Calhoon
President Divide Chamber of Commerce

Divide Chamber of Commerce

Support increased uses for ag land to include recreation, home occupation rural commercial.

If the county will not allow rural residential developments or partial splits without costly mitigation, large land owners need to have an opportunity to use their resource productively.

Support mixed use and created flexibility on land use.

Folks will figure out good alternative uses for their land if they have the opportunity.

Support residential and recreational uses on Timber Production Land.

If we can't harvest timber perhaps we can have a cabin or a Boy Scout camp

Support alternatives to the 30 percent open space requirement on Planned Developments.

Better to have 10 percent useable open space than 30 percent unusable.

Support rezone of ag. land to residential if the ag use is not consistent with the surrounding property and not conducive to ag uses

Support re-zone of residential to ag.

Support commercial uses in rural regions.

My neighbor Fred builds cabinets on his 40-acre property

Support deleting the policy requiring a Special Use Permit for ag support services and visitor services.

The Special Use Permit system is a political quagmire. Establish the guidelines by ordinance not favoritism.

Support ranch marketing activities on Grazing land

Currently we can't even have a rodeo unless the land is zoned commercial.

Support creation of a Rural Commercial Zone would be permitted with rural regions.

Support a small designation of commercial land in Pilot Hill

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Jacqueline Morgan

Address: 2942 Church St.
Georgetown, CA.

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: jmorchitect@sbcglobal.net

One side of church ST is multi-family - All are old historic houses on miniscule lots - w/septic. How can these be multi-family? Whereas behind these houses are large parcels 2-3 acres zoned single family residential which would be better zoned multi-family.
What about parcels for co-housing?
Georgetown Advisory Committee does have design guidlines to preserve the rural "historic" nature of our town.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110022

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Sandra Herke

Address: PO Box 453
Garden Vly 95633

Would you like to receive e-mail updates on this project? Yes ☐ No ☒

Your E-mail Address: _____

I support county fees & permits at a mitigated cost as we survive.

RECEIVED
JUN 28 AM 7:57
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Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Dave Bishop

Address: Box 40
Garden Valley

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: dave@theceramicstop.com

I am a 25 year resident. We raise livestock for consumption We process and slaughter our livestock. currently This current ~~general plan does not allow for this~~ or rather does not permit this. Must Be changed. An obvious oversite I Live in Garden Valley... Should not be any changes with regard to the way of life we adopted. ie were allowed to target shoot, Raise, process, and slaughter livestock. There is already a high enough Population density. Also, Eliminating the 30% slope Rule is irresponsibe. I Am Also concerned that the Zoning changes suggested will impact our quiet Mountain community mentality... ie. trying to turn G.V. into a city. This meeting as well as the ones in the future

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Development Services Department
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Placerville, CA 95667
or: shawna.purvines@edcgov.us

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110023

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Scoping Meeting Comment Form

dont allow for People to fully digest and make informed comments. ~~At the end of the day~~, This General Plan (Revised in 2008) takes Peoples Rights. The Amendments seem to be covering the bases that '05 missed.

"Good Job for the county" should mean the people of this county....

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

Keep & include

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Dixon Ranch

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Catherine Taylor - CA

Address: 3804 Amer Court 06/18/12

El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address:

Dixon Ranch NOP

1 Additional cars/trucks that will use Aberdeen Way and Green Valley will have an impact to us residents due to more noise.

2 would violate the current zoning codes from low density to high density.

3 more people = more problems. EDH is not A city therefore not enough public safety services provided - i.e. police, fire depts. etc.

4 What about stirring up the Asbestos problem?!

If you did not finish your comments at the time of the meeting, please send them to:

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

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Online comment form available at www.edcgov.us/LandUseUpdate

110025

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Public Comments to the TGPA & ZOU Notice of Preparation

1 me. sage

Tara Mccann <mccannengineering@sbcglobal.net> Sat, Jun 16, 2012 at 11:59 AM
To: TGPA-ZOU@edcgov.us, planning@edcgov.us
Cc: Bill Welty <wmwelty@gmail.com>, "claire_labeaux@yahoo.com" <claire_labeaux@yahoo.com>, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, psgratt@aol.com, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Paul Sayegh <paul@sayegh.me>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Robin Weinberger <robin@weinbergerlaw.net>, Paul Sayegh <paul@sayegh.org>, Cheryl McDougal <cheryl_mcdougal@yahoo.com>, Tara Mccann <mccannengineering@sbcglobal.net>, Michele Elliston <readysetgo@pacbell.net>, james@jamesfanshier.com, Linda & Geaorge West <west.lindam@sbcglobal.net>, Lynellen & Kong lee <lynelledlee@yahoo.com>, Lyssa & Shawn Eastman <lyssa.eastman@intel.com>, Lisa & Jim Tomaino <ltomaino@sbcglobal.net>, Marcia& Ray Lenci <marcia@dizguise.com>, Ann & Jeppesen <ann@automall.com>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Carole Terrazas <caroleterrazas@sbcglobal.net>, Phyllis Ikemoto <bpikemoto@yahoo.com>, Dee Dee <driley@golyon.com>, Desiree Cherry <dsccherry@aol.com>, Jaclyn Weise <jaclynweise@hotmail.com>, Karen Schriefer <karen90mph@hotmail.com>, Lorrie Stern <lstern@covad.net>, Lucy Gorman <lucygorman@sbcglobal.net>, Heidi Davinroy <mommyhide@aol.com>, Tammy Cronin <tammy.cronin@sun.com>, Mandy Kennedy <unleashmk@comcast.net>, Jennifer Clarke <greenbull@sbcglobal.net>, Janet Cote <janet@cote.org>, David Drahmann <david.drahmann@gmail.com>, Sanjay Varshney <varshney@saclink.csus.edu>, Tami Teshima <soldbytami@gmail.com>, "ron@gotmik.com" <ron@gotmik.com>, CAROL AND ERNIE LOUIS <carollouis4re@sbcglobal.net>

RE: Public Comment Period for the Land Use Policy Programmatic Update, TGPA and Zoning Ordinance Update Notice of Preparation, NOP.

Comment #1 Changes to Land Use Manual and Improvements Standards must be part of the process of the TGPA & ZOU. Not a seperate process they are interdependent.
June 16, 2012
The changes being proposed to the Land Use Development Manual and Improvement Standards can not be a separate process they are directly related to the Land Use Policy Programmatic Update. If the County is making changes to these without public input and without direct analysis to the Tentative General Plan Amendment and Zoning Ordinance Update that would be significantly flawed and would be disingenuous to the public. The zoning changes that are being proposed in the Zoning Ordinance Update can not be valid with some of the existing current Standards and existing policy in the Land Use Development Manual that now exist. They could only be valid if Standards and Land Use Manual were changed this is obvious and apparent to many who have been following the TGPA & ZOU. The NOP should identify and analyze the changes to the Design Standards and The Land Use Development Manual alongside the zoning change proposals. The transparency of what changes are being made to the Land Use Development Manual and Improvement Standards is critical as they will have significant effects on the ability to direct zoning where in the past it was incompatible or

.acked the infrastructure. I request this email be submitted into public record as my first comment to the Draft NOP

C. **mment** #2: Ti**me** E**xtentio**n **for** ada**quat**e P**u**b**l**ic Re**view** a**n**d C**omment on t**he NOP. June 16, 2012
The NOP should be extended for a reasonable time of 6 -12 months to allow for adequate review and comments on the TGPA, ZOU, Housing Element Update and Travel Demand Model. The short time frame is not adequate for even professionals that are in the industry to be able to do a review and comment. More scoping meetings need to be given to the public. This is a significant process that has huge ramifications on vested areas and needs to be reviewed thoroughly. One year is a reasonable request based on the enormity and scope of the TGPA and associated changes in public policy and standards beign proposed. The County should have on going scoping meetings and smaller group focused meetings on such areas as the Community Regions and Rural Regions. As we have seen by recent public opinion EDAC's proposals are not cross sectional and representative of a large portion of El Dorado County residents. We need a clear and transparent process and this will require time to define and quantify the proposals and give the public the oportunity to adaquately review and comment.
Tara Mccann
Comments submitted 6/16/2012

TGPA-ZOU@edcgov.us

pla**nn**i**n**g@edcg**ov**.**us**

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: May 15th Comments to Board of Supervisors - A starting point

1 me. sage

TGPA-ZOU ZOU <tgpa-zou@edcgov.us> Wed, Jun 13, 2012 at 11:45 AM
To: Steve Kooyman <steve.kooyman@edcgov.us>, Natalie Porter <natalie.porter@edcgov.us>, Claudia Wade <claudia.wade@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Per discussion at today's meeting, here is Tara McCann's e-mail presented to the BOS on May 15th.

Thanks
Shawna

---------- Forwarded message ----------
From: Shawna Purvines <shawna.purvines@edcgov.us>
Date: Tue, May 22, 2012 at 2:26 PM
Subject: Fwd: May 15th Comments to Board of Supervisors - A starting point
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: Tara Mccann <mccannengineering@sbcglobal.net>
Date: Thu, May 17, 2012 at 12:24 AM
Subject: May 15th Comments to Board of Supervisors - A starting point
To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, shawna.purvines@edcgov.us, Steve Kooyman <Steve.Kooyman@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Terri Daly <theresa.daly@edcgov.us>, Kathy Matranga-Cooper <kathy.matranga-cooper@edcgov.us>, Maryann Argyres <maargyres@comcast.net>, Teri.daly@edcgov.us, Bill Welty <wmwelty@gmail.com>, "claire_labeaux@yahoo.com" <claire_labeaux@yahoo.com>, cheryl_mcdougal@yahoo.com, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, sondra damron <sondradamron@att.net>, Robin Fine-Weinberger <Robin@weinbergerlaw.net>, "mollyoser@gmail.com" <mollyoser@gmail.com>, psgratt@aol.com, soldbytami@gmail.com, varshney@saclink.csus.edu, woody_champion@yahoo.com, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "golden59@pacbell.net" <golden59@pacbell.net>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Paul Sayegh <paul@sayegh.me>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Sharon Scheidegger <sharonschei@sbcglobal.net>

S. bject: Comments for Board of Supervisors Meeting Ma. 15th, 2012 edited.

100052

To The El Dorado County Board of Supervisors:

I am asking that the Board not approve the Chief Administrative Officers recommendations and to not release the Notice of Preparation without further inclusion of analysis as description of scope:

The public should understand more fully the logic and motivation behind these proposed GP Amendment changes and Zoning Ordinance changes.The ROI adopted by the Board back in Nov. 2011 and used as the framework of the scope for the TGPA & ZOU is heavily developer skewed and has not provided for public input regarding a balanced scope to be analyzed.

There has not been any public scoping workshop meetings yet in El Dorado Hills as we've formally asked for and as the Board directed staff to do back in Feb. BOS Meeting. Only a initial outreach meeting held at the El Dorado Hills CDD March 5th, 2012 identifying the TGPA & ZOU process we were told by Shawna Purvines and Kim Kerr of the CAO's office that El Dorado Hills would get a public scoping meeting in April. It didn't happen. They did come to an APAC meeting but it was not the official public scoping meeting before the approval to move ahead with an NOP as promised. The last two BOS meetings we have made clear we want to have input on scope before approved to go to an EIR. The recommendation by the CAO to have the scoping meeting after the approval and moving forward with analysis of the limited scope is rushed and flawed and is starting to raise public scrutiny as to why it is being rushed and why more cross sectional input is not being included in the NOP. This makes no sense and is not fair to the people.

This being an election year and I would think it would be so important to show balance and inclusion especially when a focused group of residents looking to protect the interests of existing residents are so heavily involved and asking for transparency, fairness and representation. The CAO's office wants the Board to approve this description for the scope of the EIR of the TGPA on May 15th. This should not be hurried to the Board for approval before a more transparent and inclusive scope is included for analysis to achieve a

. hould not be rushed to the Board for approval before a more transparent and inclusive scope is included for analysis to achieve a more representative and balanced TGPA & ZOU in a thorough NOP. It will only create the need to go back and do it again and spend tax payers money.

There are many people voicing a concern that the CAO's office is rushing ahead with the process to put in place policies that will take away or lessen transportation requirements for developers of large projects in the Community Regions such as El Dorado Hills and as a way of encouraging them the County is looking for ways to reduce their costs by reduction in standards, reducing the requirement for when offsite traffic improvements are required, or not requiring any transportation off site improvements at all at occupancy, pushing out long term improvements from the 10 year CIP to 20 years to name a few. These are requests put forth by EDAC that will be analyzed in the TGPA & ZOU process . We also want our fair representation of the following to be included in the scope for analysis in the EIR of the TGPA & ZOU.

1. A Community Overlay of El Dorado Hills inclusive of some localized Historic overlay/s. The El Dorado Hills Overlay to analyze zoning structure and proposed changes to zoning classifications, compatibility's, required traffic safety improvements tied to discretionary projects that are site specific for Community Region needs as a result of the more dense community region corridors. For example site specific corridors of impact needing analysis for additional discretionary projects of cumulative impacts in the Community Region of El Dorado Hills being Green Valley Road and White Rock Road. The CIP is not realistic for the growth planned and the time line of the CIP improvements. Triggers need to be quantified.

2. Analyze worsen conditions - Develop specific policy for mitigation's that are realistic and timely when approved for projects. For example in the Traffic Impact Analysis reports done for discretionary projects when a response is given as Mitigation for a Significant Impact that worsens conditions done for discretionary projects there should be clear and specific engineering substantiation and reasoning not the general comment often given in the projects we've been reviewing such as signal timing can be reallocated or a turn lane and receiving lane can be added to an intersection that is operating at LOS F without Engineering Analysis showing quantifiable numerical data to support this. (See my attachment of comments of WIN Project Review as an exhibit)

3. Analyze densities in the Community Region of El Dorado Hills that still retain the character of Community Identity and Compatibility of existing Land Uses so that we don't end up with 8 houses per acre right along side the rural region or 5 acre parcels. Analyze Community Region specific Transportation Circulation Elements as a mechanism for determining when offsite improvements are warranted or needed for public safety such as left turn lanes and two way turn lanes in the middle between two lane of opposing traffic. Or even a method employed in certain cases of an outside shoulder widening for traffic as an escape lane when traffic is at a dead stop making a left turn movement.

4. Design Standards overlay of El Dorado Hills due to urban and rural criteria differences. The State has different criteria for conventional highway and more Urban Access control the County should have different criteria for urban vs rural.

5. Planned Development Policies to keep character of El Dorado Hills and Open Space requirement of 30% for all Planned Developments and not eliminating Planned Developments in the Community Regions. No in lue of fees. More open space for higher densities.

6. Analyze protection of ridgelines and no build on ridge lines and slopes over x%.

7. Analyze no unilateral zoning changes just because they are not consistent with the General Plan. The law states The General Plan and Zoning ordinance shall be consistent it does not state the Zoning Ordinace has to be consistent with a General Plan that was expanded with the sole intent of forcing existing zoning to be non consistent so that the law could be exploited to forcibly change zoning that is in compliance with codes and policies at the time but in order to bring it into consistency with the newly expanded Land Use Designation they now have to change the codes and policies. There is a legal word for this I will provide at a future time.

8. All Transportation Element changes, deletions, and reductions to be clearly identified as to why this benefits the impacted regions and who authored such change. (i.e. was it a Design Firm who also is doing the Engineering and or acting as an Owners Agent for a large multi family Planned Development that would stand to benefit from such reductions in elements and standards.)

9. Add to page 19 of the Zoning Ordinance El Dorado Hills Community Plan Zones as is done with Meyers Community Plan Zones.

10. Design standards in final form (not Draft) before General Plan is approved and not move elements or policy's into any Draft documents.

11. Analyze expanding Research & Development opportunity develop-able sites in areas throughout the County. A large Industrial and R&D would be well suited for the Meyers area. Tahoe's economy would greatly benefit from this and the Demographics are perfect. If they could just get the convention center built this would be a really great opportunity economically for the County. Would the Fed's have a program to stimulate a local economy with refinancing and sponsoring a construction project that could be sold back to the locals over time. This seems to be a perfect project to qualify for stimulus or Federal assistance. It would greatly help the economic viability not only of the Tahoe basin but the whole County. Has the County entertained taking over this project and making it a County for profit project. I admit I am not completely knowledgeable of resources or avenues for that but in this economic climate it seems like there is a huge opportunity here for the County to make a very significant economic benefit in seeing that the South Lake Tahoe Convention Center gets built.

12. We are not in agreement with #1 of the Draft Zoning Ordinance's pg 54 17.24.010 definition to further the implementation of the General Plan Community Region by distributing the residential growth in to this area. This vague sentence meaning El Dorado Hills. We want a clearer definition and an equitable distribution. We now have HOV lanes to Placerville there is no reason not to distribute High Density throughout the County. Placerville is 12 miles away from the County line.

12. How does pg 54 17.24.010 hold consistent for imposing the Communit. Regions with the highest intensity clustered densities ? That is inconsistent with doing away with planned development, open space, reduced riparian setbacks, removal wildlife corridor protections not to mention one of the biggest issue of how is the County funding and adequately assuring the transportation improvements are being met especially safety improvements at occupancy.

13. Pg 73 Draft ZO 17.27.010 It is the intent of this Chapter to protect historic building and areas, enhance tourism and the economy of the county by preserving the scenic resources along specified routes and define and maintain a sense of community identity. This is our basis for EDH historic overlay to be incorporated in the EL Dorado HIlls Community Overlay.

14. Design Review Community - provide for individual DRC to develop design review standards for the protection, enhancement and use of places, sites buildings and structures in order to ensure sense of community. We should start putting in place now concurrently with a General Plan process. EDAC could spearhead this effort. This would be a great opportunity for Reg Reform to show that they are truly a cross section of the County with all interests inclusive and problem solving for each individual geographical area allocated to an EDAC committee.

15. Provide project review procedures which by its character or location requires special site design to minimize aesthetic impacts on adjacent properties. El Dorado County is unique in many ways and sets it self apart from many County's in Calif. in that we have many areas that are site specific that need to have special consideration in planning, review and approval due to either a significant geographic landmark involved, significantly historic structure or area involved in the project, or a significant environmental resource involved. These can not be lumped into a general standard or general review process. There are many resources in El Dorado County that will be lost forever if not reviewed and handled in the discretionary process correctly and sensitively and that would be a great loss for this County's history and identity. Because there is no other County in the World with our individual Identity.
Thank You for Service and I look forward to working with you on this very important General Plan Amendment Process,
Tara Mccann

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: meeting follow up

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Sat, Jun 9, 2012 at 6:
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: Roger Trout <roger.trout@edcgov.us>
Date: Tue, Jun 5, 2012 at 8:20 AM
Subject: Fwd: meeting follow up
To: Shawna L Purvines <shawna.purvines@edcgov.us>

FYI only.

---------- Forwarded message ----------
From: Roger Trout <roger.trout@edcgov.us>
Date: Tue, Jun 5, 2012 at 8:20 AM
Subject: Re: meeting follow up
To: Samuelzolltheis <samuelzolltheis@gmail.com>

The County Departments are trying to consolidate information on one webpage:

http://edcgov.us/landuseupdate/

The proposed changes to the General Plan are in a "strike-out/underline" format if you look at "What's New" and click on the the sixth bulleted item unc the 5/25/12 Notice of Preparation.

You can "subscribe" and get notification of updates.

Thanks (and let me know if you find somthing you want to discuss).

On Mon, Jun 4, 2012 at 7:29 PM, Samuelzolltheis <samuelzolltheis@gmail.com> wrote:
> You're on! We're picking up a copy tomorrow.
>
> Would you mind providing us with the specific link for the proposed changes, if one exists? I heard that the strike-out, and re-write format was not be used anymore. How would you know what changes are being considered?? Or how can we obtain a copy with all the revisions to date?
>
> Thank you very much for your reply. We'll stay in touch!
>
> Best Regards,
> Samuel and Kim
>
> Sent from my iPhone
>
> On May 31, 2012, at 10:45 PM, Roger Trout <roger.trout@edcgov.us> wrote:
>
>> Samuel,
>>
>> Thank you for your conversation and understanding. What I need to do is forward your email to Shawna and she makes this part of the Notice of Preparation (of an Environmental Impact Report) and starts to set the stage for how the County Board of Supervisors decides to move forward on the update of its General Plan and Zoning Ordinances. I truly appreciate your opinions and simply request that you familiarize yourself with the adopted County General Plan and Zoning Ordinance, as well as the proposed changes. All of this is on our County website and I can help you if you have a slow connection or just want to talk.
>>
>> So this is the deal: I review your recommended information, but you review the County's as well. Information and open lines of communication are always productive. We strive to have a win-win scenario. Please stay in touch. Thank you.
>>
>> On Thu, May 31, 2012 at 4:57 PM, Samuel Zolltheis <samuelzolltheis@gmail.com> wrote:
>>> Dear Mr. Trout,
>>>
>>> I am following up on our conversation last evening. Thank you for your time and concern for our input.

100049

To make a comment on what I would like to see with regards to the General Plan, would require . our understanding of my viewpoint, which would be best understood by spending some time looking into ICLEI, NGO's, COG's, and in general, U.N. Agenda 21.

I've found the best website is Michael Shaw's FreedomAdvocates.org. Please go to the videos in the right hand column and watch the video recorded in Fresno, CA.

My wish for implementation of the General Plan is for there to be NO LINKS OR ASSOCIATIONS with ICLEI, NGO's, or COG's (Agenda 21). If we do, we are giving our local, CONSTITUTIONAL, ELECTED, free government, of any by the people, to United Nations control.

What we call Law, is often at odds with our Creator, by which true liberty is granted.

Kind Regards,
Samuel Zolltheis

--
Roger Trout
Director Development Services Department
El Dorado County

(530) 621-5369

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--
Roger Trout
Director Development Services Department
El Dorado County

(530) 621-5369

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--
Roger Trout
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--

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Development Services
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shawna.purvines@edcgov.us
www.edcgov.us

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TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Thanks..

1 . essage

Bill Welty <wmwelty@gmail.com> Mon, Jun 11, 2012 at 2:53 PM
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>
Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>

Thanks Shawna!

I guess at the heart of all of this is that the community doesn't trust the BOS to do the "right" thing, per their world view.

As a result, the argument is that the BOS's options via the NOP/EIR process should be limi.ed from the start. The argument is that given the choice of increasing density or not, if the BOS is given the option to allow greater density, it will. Ergo, the the community believes that the ROI, NOP and EIR shouldn't even offer the option, for all the reasons why, as articulated in all the emails, documents and other filings with the BOS during the ROI, NOP and EIR processes.

Having just finished the ROI exercise with zero impact on the wording of the ROI, and resultant with the relesae of the NOP which has the same tone andlanguage, there is anxiety that increased density is a fait accompli, notwithstanding serious concerns about traffic and public safety, and that the "process" is a mere exercise to appease CEQA. That is, the fix is in.

This is why Kim gets beat up at the various community meetings where the focus is on process, and not content. No one now believes in the process; that the community can have any impact on it; that it will ultimately, at the end of the day, result in anything but what the BOS/EDAC believe is best for the county (or specific business interests), regardless of the protests from the various local area communities.

So my question was about how to effect change early on in the process to where it at least appears that local communities can have some impact. If the EDH APAC submits a thoughtful document, "the process" at the end of the ROI phase should have resulted in a letter to the APAC indicating that yes, the points were valid and reflective changes would be made BEFORE the NOP was released.....Or, no, the points were valid, but there are overriding issues that require that the ROI/NOP language not be changed.

We got zero. Nada. No response. The community asks, so what is APAC? It does not appear to have the respect of the county; or any ability to make a difference. So why does it exist? And a serious protocol resource is undermined.

And now we're going into the NOP phase, which, except for a change in the acronym, seems to be moving along exactly as the ROI. We'll submit the same arguments, they'll be recorded, attached to the file. But in the end, the original vision of EDAC/BOS for the county will continue as before, like a train heading for Chicago; and no way to stop it but lay down on the tracks.

Which is why communities then go out and employ their own development/environmental attorneys: to stop the process; to try to make it more responsive to community concerns.

Hate to say it, but I think the last BOS election is reflective of a bunch of folk laying down on the the tracks. For better or worse, I don't have an opinion, but, the community did get a sense that there is a political process that works for them.

Thanks Shawna..... I know you guys kill yourselves for the public, for the county. Your good works are revealed in the presentations, in your emails, in the thoroughness of the website, and in your overtime hours. I was employed at the Air Resources Board for about 20 years.... not a pleasant place to be at times, for the same reasons cited above. It can be hell when political, economic and community agendas collide.

- Bill.

On Mon, Jun 11, 2012 at 2:01 PM, TGPA-ZOU ZOU <tgpa-zou@edcgov.us> wrote:

> Hi Bill,
>
> Kim is out of the office today. She asked that I respond to your questions below.
>
> The question, as posed, is really about the content of the proposed TGPA and ZOU, not the EIR. If the Board decides to revise the proposed TGPA and ZOU after the workshops, then the participants will be able to see that change in the proposed TGPA and ZOU. The EIR will then take that language into account when analyzing the potential environmental impacts of the revised, proposed TGPA and ZOU.
>
> That is the short answer. Here is a bit longer version that might help too.
>
> The Board will decide on what to include in the proposed TGPA and ZOU. This may include more than one option for a given proposed regulation. The ROI is essentially adopted for the purpose of advising the public that the Board intends to update the General Plan and Zoning Ordinance -- it isn.t the TGPA or the ZOU itself. If revisions are made following the workshops, a second NOP will reflect any revisions made to the proposed TGPA and ZOU by the Board.

100047

Citizen.s comments are not “adopted” as part of the EIR. Comments on the content of the proposed TGPA and ZOU don’t necessarily get into the EIR, at least not as far as being analyzed as part of the “project.” The EIR is analyzing the potential impacts of the proposed TPGA and ZOU, it isn’t adopting any regulations or approving the TGPA and ZOU. The Final EIR will include a copy of each comment submitted during the review period on the Draft EIR and a written response to the comments. During its deliberations on the TGPA and ZOU, the Board will consider those comments as part of the Final EIR.

Keep in mind that this is the proposed TGPA and ZOU, it has not been approved by the Board. In fact, the Board will not take final action until after the Final EIR is completed and they (and the Planning Commission) hold their public hearings and deliberations on the proposal.

The EIR does not approve or deny the TGPA or ZOU and the Board (or even the Planning Commission) can certainly add or delete items to the TGPA and ZOU at its discretion during its deliberations. Of course, if it wishes to add or delete something that would change the conclusions in the EIR, particularly if the change would result in a new or worsened significant environmental impact, then the EIR may need to be revised and recirculated for public review before the Board can take their final action.

I hope this explanation is helpful. It covers a lot of ground. If you have any questions please do not hesitate to contact me.

Thanks

Shawna Purvines

On Fri, Jun 8, 2012 at 3:37 PM, Kimberl. Kerr <kimberly.kerr@edcgov.us> wrote:

> Thanks Bill. Let make sure I have the correct answer before I respond to your question, but we will get back to you.
>
> Kim Kerr
> Assistant Chief Administrative Officer
> Interim Department of Transportation Director
>
> Contact Chief Administrati. e Office/Risk
> County of El Dorado
> Chief Administrative Office
> 330 Fair Lane
> Placerville, CA 95667
> (530) 621-7695
>
> Contact DOT Director:
> County of El Dorado
> Transportation Department
> 2850 Fairlane Court
> Placerville, CA 95667
> (530) 621-7533
>
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>
> On Fri, Jun 8, 2012 at 10:20 AM, Bill Welty <wmwelty@gmail.com> wrote:
>
> > Hey Kim,
> > Thanks for taking all the heat last night. I'm sure that's why you make the big bucks, albeit, I'm not sure they pay you enough for that responsibility. Brutal, eh?
> >
> > The only lingering question: if the APAC resends it's ROI comments for the NOP, how do the comments (like asking that the definition of "worsen" not be softened, or that densities not be changed) get into the EIR. Or if the comments are resubmitted for the EIR, how do the comments get into, or be reflected in the EIR?
> >
> > At what point do the comments manifest themselves into a change in the discourse about "worsen" or densities? When the BOS votes at the end? If 6 out of 10 people ask for it? If I get 1,000 names on a petition? How is the decision made and by whom to adopt a citizen(s) comments into a document, the ROI, the NOP, the EIR, the Amendment or Zone documents themselves?
> >
> > Thanks Kim....
> >
> > You did well last night; held your own. Democracy in action..... or inaction. :)
> >
> > Bill

- Bill

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Draft Minutes 5-17-12; Host NOP conversation?

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jun 8, 2012 at 10:57 AM
To: Robert Smart <rsmart41@comcast.net>
Cc: Kimberl. Kerr <kimberly.kerr@edcgov.us>, Mike Applegarth <mike.applegarth@edcgov.us>, Terri Knowlton <terri.knowlton@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Hi Bob,

As you know I am always happy to attend the DS/ED CAC meeting especially when you feel I can assist in providing additional information or providing some clarity to the process around the County programs.

Unfortunately we have scheduled a scoping meeting in Camino/Pollock Pines the evening of June 21st. Might there be another time I could attend a meeting with your group?

Shawna

On Fri, Jun 8, 2012 at 10:18 AM, Robert Smart <rsmart41@comcast.net> wrote:

> Attached are our draft minutes for 5-17-12 that we will need to approve at our June 21 meeting. In addition we are close to sending a letter to Mel and Roger that summarizes the Diamond- Dorado discussion. I will forward it on everyone when it is complete.
>
> For our June 21 meeting I am thinking we ought to be hosting a discussion about the targeted general plan amendment. Go to http://www.edcgov.us/landuseupdate/ for details. The County is hosting quite a few meetings about the topic, but the process they are using does not provide for any interaction by attendees. Kathy and I attended the 5/30 meeting at UMHS. At that meeting, Mary Donkhe?(sp) said that she really needed to hear what her neighbors were thinking. I agree with Mary and am advocating we provide a forum for our neighbors and us. Individually we ought to be thinking of submitting letters, but there may be some common areas that would be appropriate for our committee to comment. I am interested in your thoughts, but am going ahead with an early heads up to Shawana we would like her to attend our meeting. There was a lot of frustration and anger at the UMHS meeting, but I remain optimistic that if we just talk to folks respectfully as neighbors, we can work our way through some touchy topics. Bob

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

100051

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Question Regarding Housing Element Update

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Sat, Jun 9, 2012 at 6:34 AM
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: Larry Keenan <lobbythis@comcast.net>
Date: Fri, Jun 8, 2012 at 3:37 PM
Subject: Re: Question Regarding Housing Element Update
To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna,

Thanks for . our quick answer to my questions. You were very helpful.

Larry

> ----- Original Message -----
> From: Shawna Purvines
> To: Larry Keenan
> Cc: TGPA-ZOU ZOU
> Sent: Friday, June 08, 2012 3:01 PM
> Subject: Re: Question Regarding Housing Element Update
>
> Hi Larry,
>
> The range of densities are discussed in the County's adopted 2004 General Plan in the Land Use Element under Policy 2.2.1.2 (page 15 of the Land Use Element). You can review this at:http://www.edcgov.us/Government/Planning/Adopted_General_Plan.aspx
>
> If you scroll down the page you will find under the "Element" section Land Use. Click on the title and it will take you to a PDF document of this element.
>
> Please let me know if you have any additional questions or have problems locating the information you are looking for. You are welcome to give me a call at 530-621-5362.
>
> Thanks
> Shawna Purvines

--

Shawna L. Purvines

Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

100045

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Fwd: Scoping Meeting/County Process Feedback

1 message

Cheryl McDougal <cher. l_mcdougal@yahoo.com> Fri, Jun 8, 2012 at 3:39 PM
Reply-To: Cheryl McDougal <cheryl_mcdougal@yahoo.com>
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: Theresa Daly <theresa.daly@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Roger P Trout <roger.trout@edcgov.us>, John Knight <john.knight@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Shawna,

Thanks for .our standard response. It demonstrates in what I communicated to as to a broken process. You receive input, but based on this response, you and other members of the County are not really listening to the feedback and content of the message and appear not to care.

Cheryl McDougal

From: Shawna Purvines <shawna.purvines@edcgov.us>
To: cheryl_mcdougal@yahoo.com
Cc: Theresa Daly <theresa.daly@edcgov.us>; Kimberly Kerr <kimberly.kerr@edcgov.us>; Roger P Trout <roger.trout@edcgov.us>; John Knight <john.knight@edcgov.us>; TGPA-ZOU ZOU <tgpa-zou@edcgov.us>
Sent: Friday, June 8, 2012 3:14 PM
Subject: Fwd: Scoping Meeting/County Process Feedback

Hi Cher. l,

I wanted to confirm with you that you comments have been received and will be considered as part of the process. We understand that most residents are interested in learning more about the project and particularly how it might impact them and their neighborhood. If you have not already had the chance to do so,you may want to review the 12 page Notice of Preparation (NOP) at http://www.edcgov.us/landuseupdate/

The NOP provides a concise description of the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update project. Should you wish to learn more, the NOP includes 9 attachments that provide detailed information of the changes proposed for analysis in the Environmental Impact Report.

If you have specific questions about any of the items listed in the NOP or the attachments, please do not hesitate to contact me.

We very much appreciate your comments and will take them into consideration as we prepare for the remaining community scoping meeting scheduled throughout the County.

Thank you again,
Shawna Purvines

---------- Forwarded message ----------

From: T. e BOSONE <bosone@edcgov.us>
Date: Fri, Jun 8, 2012 at 2:53 PM
Subject: Fwd: Scoping Meeting/County Process Feedback
To: Theresa Daly <theresa.daly@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>, John Knight <john.knight@edcgov.us>

FYI

100046

---------- Forwarded message ----------
From: Cher. l McDougal <cher. l_mcdougal@yahoo.com>
Date: Fri, Jun 8, 2012 at 2:00 PM
Subject: Scoping Meeting/County Process Feedback
To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

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It sih neeb desnepe laeves semit ni eht tsap nigniarah sgnitsem taht Ieavh dekcatsurf taht eerht si akcal fo tsurt htiw eht yfluo , dna taht eht dnuo sih nedrih adnega . By ton gnipleh eht cilop dnabatsrednu ywe eerht segnahc eea gnieb despoop dna tahw eht segnahc eea sdnah ot eht tsursim taht siydaerla tuo eerht . Mya fo su evah dekrow htiw eht yfluo ni eht tsap dna denael dnabatsrif taht uoy nees ot col nuoy wohcaeser ottetsop flesnuoy . I saw devloni ni eht nemta tsejdop newt denael taht eht yfluo deliaf egdelwonka taht yeht yaerla dnh tsigolohcb tnqer rof Nve Yrk keer doyfitnec taht ti sawlaineep ylsuoivnp dekvorp yb eht La adna tsejdop), dna enro ew dnch dna dnap rof eht eras tsigolohcb tnqer ta nuo esnepe fo revo $1,000, eht yfluo

dekool ot ehtnepolevel , yeK Le Kne , sa ot fi siht saw lainetam . Teh yfluo trew htiw eht polevel esnpser taht ti saw tonlainetam newt ni tcaf , eht eldiw dnal yisnel sundo noitaludac did ton krow newt gniket ni eht tcaf taht Nve Yrk keer saw laineep neerts . Wedap sdnaudt fosallodl fo lagel eradiug ottetsop savlesnuo rof eht yfluo ot ensre taht eht yfluo devolof ycilop .

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Tehgnipcos gniteem tsal thgin yro dedda ot eht kcal fo tsurt , dna did ton eravda noegdelwork fo tahw eerht segnahc eea . Seh gniteem eea atsaw fo xet reyap sealdol sa yeht eea gnieb dleh .

soRage ,

lyGeh MdaDguo
AmeriKse fo El oDarO SfiLi
leDea rdNnu 126-241-04-100 (I mod 'twork fi uoy deen siht tub enoemos tsal thgin dias taht eht yfluo seod ton tpecca emehpsemoc ssehu uoyemeefer nuoy leeap rdnun)

NOTICE: Tsih elisan dna yra selif dettimsnart htiw ti yam niatnoc laitnedifnoc

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Thank you.

.-

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30 ☐
- El Dorado Hills, June 7 ☒
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Bill Willman

Address: 2196 Loch Way
El Dorado Hills

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: WGWillman@Yahoo.com

Have Major Concerns about Traffic From Dixon Ranch Going Through Highlands View. The Safety of our Children will be Majorly Exploited -

Recommend Dixon Housing Number be Lowered From The 714 TO Something around 200 homes and NO Exit Through Highland View

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110013

Online comment form available at www.edcgov.us/LandUseUpdate

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- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Victoria Summers

Address: 2335 Loch Way
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: victoria95762@yahoo.com

★ Please let me know about any Dixon Ranch issues / Wilson Estates

Concerns:

1. Infrastructure
2. NOA - naturally occuring asbestos Dust mitigation measures
3. traffic issues
4. Density issues - Wilson Estates - Dixon Ranch
5. concern of level of service - Roads

★ Dont make changes to zoning code

Change location for 1 to a larger venue

Please use reverse for additional comments

June 27 - Dixon Ranch meeting

If you did not finish your comments at the time of the meeting, please send them to:

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
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110019

110019

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- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Katharine Czarnecki

Address: 4172 Kit Cir
EDH, CA

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: kczarne@aol.com

location needs to be publicized + changed to accommodate more angry EDH citizens

Listen to the community — who wants high density housing off Green Valley (Dixon Ranch Project)? Developers who don't live here. If no one within the community wants this, why is it being considered? This will impact our community negatively in the following ways:

- traffic congestion / dangerous road conditions
- water usage
- aesthetic — it is surrounded by rural properties + homes on 1+ acres
- crime — we just recovered from a year of home break-ins.
- has anyone considered asbestos from all the construction?

Stop this process or we will sue to make it stop.

Extend Scoping Deadlines

Please use reverse for additional comments

110018

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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or: Shawna.purvines@edcgov.us

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: JANNA BUWALDA

Address: 1940 Harlan Drive
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☐ No ☒

Your E-mail Address: jabuwalda@sbcglobal.net

The General Plan should be changed to ensure the area North of Green Valley Road stays rural and does not include high density residences. This is required to ensure the quality of life, transportation and water issues are not worsened by heavy development anywhere along Malcom Dixon.

The wording related to shifting costs for infrastructure (like road paving) from developers to tax payers in any TGA or Zoning update should not

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110017

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

The Board of Supervisors or whoever else is responsible should ensure the 30 or 45 days for comment does not start until a complete list of the current wording, proposed change and why for each element/change is available to the public. Ms Kerr confirmed it is currently piecemeal and defensively referred to the # of meetings already held on this. Meetings can not convey the specifics that the public deserves to read.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

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- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Natalie + Catherine Stoppani

Address: 1723 Dormity Rd
Rescue, CA 95672

Would you like to receive e-mail updates on this project? Yes ■ No ☐

Your E-mail Address: cesrescue@yahoo.com
swissgirldrivesatruck@gmail.com

Do not change the zoning of the Green Valley Road area while it has been compared to the 2004 General Plan - High density use this area is unexceptable The infrastructure cannot handle it.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110016

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

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Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Comments Regarding TGPA-ZOU

1 . essage

TGPA-ZOU ZOU <tgpa-zou@edcgov.us> Fri, Jun 8, 2012 at 11:57 AM
To: Jim Stommel <jim@lehrauto.com>
Cc: Roger Trout <roger.trout@edcgov.us>, Pierre Rivas <pierre.rivas@edcgov.us>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>

Hi Jim,

Thank you for you comments below. We apologize for any confusion there might have been between the El Dorado Hills scoping meetings for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance and the project specific scoping meeting for Dixon Ranch Development. I am cc'ing: Pierre Rivas who is managing the Dixon Ranch Project. He is available to answer any questions you may have.

Also, your comments below will be added to those received on behalf of the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Notice of Preparation.

Please contact me should you have any questions regarding the environmental review process for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update at Shawna Purvines 530-621-5632.

Thank you again,
Shawna Purvines

On Thu, Jun 7, 2012 at 7:33 PM, Jim Stommel <jim@lehrauto.com> wrote:

> I just returned from a meeting (6/7) which we were all lead to believe was to discuss the Dixon Ranch Proposal. All 150 of us were wrong. Yes 150 people showed up to oppose the project!! All from Highlands View, Sterlingshire, Green Spring Ranch & West. That is probably close to 50% turn out. Now my concern. I live in Highland View, why would anyone even consider forcing so much traffic is the neighbor let alone a street (Aberdeen) that is such a risky street to travel on (Steep), a street with no sidewalks for children, no street lights for visibility. This is going to be a major disaster waiting to happen if you join 700+ houses next to out small neighborhood. People in Dixon ranch will travel through our neighborhood if they have children going to schools off Silva Valley, etc. Why is it so important to have such density, low income housing next to large lot, acreage communities? Why do all the notices have to be in such verbiage the normal person does not understand any of it. Why does the County spend years to create/adopt a plan and only allow people 30 days for comment?
>
> Thank you,
>
> Jim S.ommel
>
> Ph. 916.646.6626
>
> Fax 916.646.6656
>
> Cell 916.825.8390

100032

Jim@LehrAuto.com

. ww.lehrauto.com

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

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- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Kelley & John Garcia

Address: 515 Alta Vista Ct.
EDH, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: bugginu@sbcglobal.net

Letter to follow: In a nutshell

- Where land usage and zoning inconsistancies exist why are the proposals recommending HIGHER DENSITIES versus lower densities more consistent with adjoining neighborhoods? Higher densities will significantly impact traffic, public safety, greenhouse gases.
There is no $ to widen roads, no County employees to enforce codes or violations of mitigated items.
* i.e. Safeway was supposed to make improvements to intersection of Green Valley Road & Salmon Falls. No one has followed up and ENFORCED them to make the improvements.
Residents are left with the traffic, safety concerns, and lack of enforcement.

Please use reverse for additional comments

11 0006

over

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

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TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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* Measure B had to be voted on — These changes being proposed should be voted on by the public before passed.

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- Placerville, June 28 ☐

Name: Roberta Tustyn

Address: 2101 Loch Way
EDH

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: _____

I don't want the zoning to be changed from Low Density to High Density in the Dixon Ranch Project or the Wilson Project. Both projects will have a very bad affect on Green Valley road and the infrastructure would ruin the rural areas. the fact that the (BOS) changed the zoning from agricultural to Low Density and for example that would allow 208 homes on the Dixon Ranch versus 718 homes with High Density computes to an increase of 3X the amount of people using the roads. We have been there in El Dorado County twenty years and never

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110012

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expected that areas of 5 to 10 acres would ever be connected with High Density backyards. Like zoning to like zoning is acceptable and we are not asking for no development but maintaining the correct zoning on behalf of all the people who bought into this community and expect rural areas to be maintained open areas. For a long time there were no additional water meters to be had in this area and now it seems that water is plentiful ... when did this change? We are mostly professional intelligent people with valid concerns and would like the respect by being addressed with specifics about projects without having to go through 400 pages of zoning requirements to get answers. Rhetoric is just rhetoric and most of these meetings are atrosities represented to confuse and frustrate the public.

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- Placerville, June 28 ☐

Name: Bill Jeppesen

Address: 2550 Aberdeen Lane
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: bill@automall.com

I wrote my comments on the reverse side.

OVER PLEASE

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Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

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110011

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Scoping Meeting Comment Form

RE: DIXON RANCH E.I.R.:

How much additional traffic will the project create:

- overall?
  - During commute hours?
    - in addition to existing Green Valley traffic?
    - that will cut through Highland View?
      - Also what percentage is expected to cut through Highland View?

How much construction traffic will the project create:

- overall?
  - How much will cut through Highland View?
    - How will this be managed/controlled?

Re: Highland View as it relates to Dixon Ranch:

How much traffic currently exits/enters Highland View via Appian or via Loch?

- How much will enter/exit via Lima through Dixon Ranch?

Bill Jeppesen
2550 Aberdeen Lane
El Dorado Hills, CA 95762
916-941-7553
bill@automall.com

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Placerville, CA 95667
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- Placerville, June 28 ☐

Name: Jennifer Clarke

Address: 2770 Aberdeen Lane
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: greenbull@sbcglobal.net

I believe there was an initiative passed that required ~~development~~ developers to pay for any improvements that need to be incurred to the roads/traffic. Are you trying to change that with this scoping project?

I am concerned about the Dixon Ranch development and the environmental impact of traffic through Highland View and Green Valley. It should remain with the parcel size currently approved

Thank you,

Jenny Clarke

Please use reverse for additional comments

110010

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Placerville, CA 95667
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- Placerville, June 28 ☐

Name: _____

Address: _____

_____

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: _____

over—

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Scoping Meeting Comment Form

Water - the water table seems to be shrinking & our wells could suffer as a result of Dixon Ranch Development.

wild life - per Sacramento Bee Apr. 8, 2012 (front page)
"State deer numbers drop
Habitat loss biggest reason for decline".
By putting such high densisty housing in an area where the deer now roam.

traffic - making a left turn from West Green Springs Rd. onto Green Valley Rd. is difficult during peak times. Just widening Green Valley Rd. would not make this any easier.

Quality of life - We moved on our property in 1977 because we wanted to live in a rural area. We have had goats, rabbits & a horse. we love the wild flowers & the wild life.

Barbara Jensen
3163 Verde Valle Ln.
El Dorado Hills, CA

110009

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- Placerville, June 28 ☐

Name: Martin D. Hoffman, M.D.

Address: 4114 Morningview Way
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: martin.hoffman@va.gov

Regarding the Dixon Ranch proposal:

1. It should be relatively easy to estimate the increase in traffic through Highland View that would result from the proposed Dixon Ranch subdivision. What are the accepted criteria? Has this analysis been performed? What are the results?

2. Why is there no alternative beyond the Greenvalley and the Highland View entrance/exit to/from Dixon Ranch

(over)

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110008

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Scoping Meeting Comment Form

3. Why would existing homeowners be responsible for costs associated with upgrading Greenvalley Road when the developer is the one who stands to gain the most from this development?

4. Is there really a need for so many high density new residences in El Dorado Hills?

5. I was disappointed that this meeting was not an opportunity to address the questions above. When will I have that opportunity? Do our comments really matter?

6. If our comments matter, then I would like it noted that I believe the proposed Dixon Ranch subdivision will result in unsafe roadways in Highland View. Without sidewalks and general use of subdivision roads by children, this is a real concern.

MD

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Bob Hablitzel

Address: 1500 Lake Vista Lane
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: bhablitzel@stcglobal.net

Provide a clear document to comment on that shows existing GP then the proposed amendment and one that shows the existing zoning then proposed zoning & that the changes are clear and we can comment with all the information not part of the information.

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110007

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8/7/12

Provide a chart to show the original

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: LLOMA ALAMEDA

Address: 2001 Green Valley Rd
El Dorado Hills - CA - 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: LLOMA@SBCGLOBAL.net

my comments are directed to the Dixon Ranch development in EDH. Since I live across the street and have for 4 yrs seeing/hearing the cattle roam that Ranch, it is why I moved here. To be in the country.

1) High density housing planned is not conducive to whats around it. 3 sides are homes on acreage, the 4th is very large lots.

2) WATER ---- Always an issue. Where will it come from? And what happens in a drought year?

3) No TOPO map. The current map looks like an overlay from "any other project". What happens to all the oak trees?

4) Traffic on Green Valley Rd. Stts awful now. Green Springs Ranch →

Please use reverse for additional comments

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2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate

110033

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

and Sterlingshire both need Stoplights, so would Dixon Ranch project. What happens to me and my access?

5) Growth/housing in El Dorado County doesn't need high density developments. That's not what El Dorado County is. It's County, vineyards, orchards, ranches and homes with space to breathe!!

6) Finally ---- Crime. With growth comes crime. Who wants that? & feel safe now, don't ruin a good thing

Shawna Acamedo

RECEIVED
PLANNING DEPARTMENT
2019 JUN 22 AM 11:21

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TARGETED GENERAL PLAN AMENDMENT
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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Michael J & Janice R. Freire

Address: 401 Reem Ct.
[redacted] El Dorado Hills CA 95762

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: mikefreire@msn.com

Please see the Reverse side.

2010 JUN 19 AM 11:30
RECEIVED
PLANNING DEPARTMENT

2010 JUN 19 AM 11:30
RECEIVED
PLANNING DEPARTMENT

mail

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110020

Online comment form available at www.edcgov.us/LandUseUpdate

Scoping Meeting Comment Form

Comments to Scoping Meeting 6-7-2012

I am opposed to the changes proposed to the General Plan including zoning changes to implement the Dixon Ranch Residential Project for the following reasons:

Traffic in the Highland View Residential area and Green Valley Road would be more than those roads could handle safely. Increased traffic in the Highland View Residential area would be dangerous since most homes on Aberdeen have children and no sidewalks are present. Autos and children would occupy the same space!

Most homeowners moved to this area to get away from high density living. With high density comes higher crime activity.

This proposal would put a great strain on the resources necessary to support this project! Existing Police, Fire and Medical resources would be put under extreme pressure.

With higher density comes more pollution to the environment! In addition, a forest of oaks will be destroyed to make way for these homes.

A proposal with much less density (similar to Highland View) would be difficult to deal with, but this proposal is beyond extreme.

Michael and Janice Freire

401 Reem Ct.
El Dorado Hills, CA 95762

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Ken Reynolds

Address: 3804 Amer Court
El Dorado Hills, CA

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: Slowryde@AOL.com

Regarding The Dixon Ranch Project. Although growth happens IN This case I Am opposed for many reasons. #1 ENVIREMENT. IF ONE CAR ADDITIONAL TRAVELS OUR ROADS IT (THE ENVIRONMENT) IS Changed. We have enough Trouble with the current Home Owners Respecting our Neighborhood speed laws let Alone people Who don't live in our Neighborhood and would have no Reason to respect our Neighborhood to get to their's. #2 Noise from this New Traffic. Possibly 1400 more CARS on our Same ROADS - Really? (How MANY MORE TRIPS Would that be per DAY?

Please use reverse for additional comments

110034

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

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3 IF This project is to happen ~~The~~ A IN ANY FORM The Traffic Should NOT go Through ANY of Highland Hills, ~~or~~ Highland View or Sterlingshire. 4. Additional Noise, pollution of all sorts, should NOT ~~become~~ grow for current residences + Their Residents

Lastly Zoning should NOT be changed to accomidate This proposed project, Current residents moved here because of how our town was originally structured. IE Low Density

RECEIVED
PLANNING DEPARTMENT
'19 JUN 21 AM 11:37

Mailed-in

If you did not finish your comments at the time of the meeting, please send them to:

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: John + Judy Kellebrew

Address: _____

_____

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: _____

We moved here over twenty years ago for a rural lifestyle. We do not want the zoning to be changed from low density to high density in the Wilson or Dixon Ranch projects. There are enough traffic crashes on Green Valley Rd at present.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110014

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- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: FRANK PAZOUREK

Address: 1076 UPLANDS DRIVE
EDH, CA 95762

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: F_PAZ@PACBELL.NET

The single 2-lane narrow road of Malcom-Dixon cannot be widened and is not capable of adding traffic beyond current rates without serious traffic consequences.

Turning onto Malcom Dixon from Uplands Drive is already a dangerous proposition due to the blind, uphill curve to the East.

I have had several near rear-end issues due to the fast traffic while attempting the turning maneuver stated above.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

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110015

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <.gpa-zou@edcgov.us>

Fwd: Meeting June 7 re Dixon Ranch

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jun 8, 2012 at 2:47 PM
To: mbohlman@sbcglobal.net
Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>, Roger P Trout <roger.trout@edcgov.us>

Hi Mary,

I also wanted to let you know that we did receive you e-mail with comments regarding the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update.

You comments will be provided to each of the County Board of Supervisors and considered within the environmental review process.

Please do not hesitate to contact me at Shawna Purvines 530-621-5362 or at this e-mail should you have any questions.

Thank you again,
Shawna Purvines

---------- Forwarded message ----------
From: The BOSONE <bosone@edcgov.us>
Date: Fri, Jun 8, 2012 at 11:31 AM
Subject: Meeting June 7 re Dixon Ranch
To: Shawna Purvines <shawna.purvines@edcgov.us>

FYI

Loretta Featherston
Assistant to Supervisor John R. Knight
District 1
Board of Supervisors, Count. of El Dorado
Phone: (530)621-5650

---------- Forwarded message ----------
From: Mary Bohlman <mbohlman@sbcglobal.net>
Date: Thu, Jun 7, 2012 at 2:52 PM
Subject: Meeting June 7 re Dixon Ranch
To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us
Cc: Bub <bohlmano@saccounty.net>

Dear Supervisors,

I neglected in my previous e-mail to specifically list some proposed changes to which we are vigorously opposed. I would urge you to deny them.

Amend density from 24 units to 30 unit per acre. This amendment would have a significant impact on site specific projects designated as multi-family use. Also, there is no corresponding requirement that there must be any necessary infrastructure in place to support the project prior to development (roads, sewer, water, etc.)

Delete the requirement for a Planned Development application on projects of 3 or more per acre. Planned Development designation along with the current requirements are currently in place for a reason. Why delete the oversight on larger projects when the oversight is even more important.

100044

Amend the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open

space". A reduction in the requirement of open space will dramatically change the rural and community feel of which many residents based their decision to move to El Dorado Hills and the County.

Amend the Density Bonus policy which allows higher density than the current zoning designates for that land parcel through setting aside open space as part of a residential project. It is not appropriate to have a Density Bonus in Medium Density and Low Density residential land use areas. Instead, an owner should apply for a change in land use designation and then be evaluated based on merit of the project.

Delete the requirement that all development applications which have the potential to create 50 parcels or more shall require the application of the planned Development Development combining zone districts.
The requirement for a Planned Development belongs in the the General Plan as it is one of the fundamental principles of our County to ensure preservation of open spaces as well have having infrastructure in place prior to development.

A public facilities and services financing plan that assures that costs burdens and civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents shall be required is being proposed to change to read "may be submitted". Thus, the cost for new developments can and very likely will be transferred and born by existing residents rather than by the developer.

Allow for narrower streets and road ways to support the development of housing affordable to low income levels. Allowing narrower streets can significantly sacrifice the safety of our citizens.

Amend the restrictions for the development on 30% slopes. Construction of homes on 30% grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). (Think of the mudslides in Southern California during the rainy season).

Increase high density residential land use from a maximum of 5 units per acres to 8 unites per acre. This would put a tremendous load on the supporting infrastructure (which is already in need of improvement - think of Green Valley Road and Salmon Falls Road) and give the land developer the density bonus without earning it and not necessarily based on the merits of the project.

Add, amend or delete existing Community Regions or Rural Center planning areas. These areas should be identified and analyzed to determine public support for this change as this could be very significant. That is what El Dorado County is curently known for - community regions and a rural feel.

Modify the term worsen and the corresponding policies that are affected. The term worsen should be a scientific term that has a measurable value and infrastructure trigger points to prevent reduction of traffic circulation and degrading of service. We need to be

sure that the term worsen is not "lessened in meaning" to avoid the current barriers to mass development that are currently in place to protect us.

Allow alternative means to any open space requirement to provide more flexibility and incentives for infill development. This will allow too many discretionary decisions by County policy makers on open space issues.

Thank you. I appreciate your denying all of the above proposed changes.

Mary and Oliver Bohlman

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Thank you.

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TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: FW: Chapter 17.40.350 El DoradoEDAC_TPZ.docx

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jun 27, 2012 at 4:11 PM
To: Cedric Twight <CTwight@spi-ind.com>
Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, edc.cob@edcgov.us, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Cedric,

Both the Planning Commission and the Board will receive a copy of all comment letters prior to the Zoning Ordinance Workshop scheduled for the week of July 16th.

Thank you for sending in your comments.

Shawna

---------- Forwarded message ----------
From: Cedric Twight <CTwight@spi-ind.com>
Date: Wed, Jun 27, 2012 at 3:57 PM
Subject: RE: FW: Chapter 17.40.350 El DoradoEDAC_TPZ.docx
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: kimberly.kerr@edcgov.us, edc.cob@edcgov.us

Shawna,

Attached please find the Natural Resource Working Group (NRWG) comment letter on the PRD Zone Ordinance. If you require any additional information feel free to contact me directly. Also I would like copies of this letter to be distributed to the Planning Commission and the Board of Supervisors. I have sent a copy to the Clerk of the Board so the Board members will receive a copy of the letter, but I am not sure who distributes this kind of correspondence to the Planning Commission. Can you get the Planning Commissioners a copy?

Sincerely,

Cedric Twight

530-378-8127

--

Shawna L. Purvines
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NRWG comment letter PRD Zone Ordinance.pdf
6216K

100043

Cedric Twight
EDAC Regulatory Reform Sub-Committee
Natural Resources Working Group
P.O. Box 496014
Redding, CA 96049-6014
June 26, 2012

El Dorado Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Dear Board Members:

The following is intended to inform El Dorado County Board of Supervisors, Planning Commissioners and the Planning staff regarding how the Public Release Draft (PRD) Zone Ordinance dated 5-25-2012 does not adequately address the Board of Supervisors Resolution of Intention 184-2011. The following excerpts are from the PRD Zone Ordinance dated 5-25-2012; suggested changes include strikeouts (~~deletions~~) and alternate language (underlined red letters). The suggested changes are modifications that will bring consistency between the various sections of the PRD Zone Ordinance and ROI 184-2011. Natural Resource Working Group comments on the individual sections and their applicability to meeting the intent of ROI 184-2011 are made in *italics* and precede each section of the PRD Zone Ordinance excerpts in which edits are suggested. The Items are listed in the numerical order of the Sections in which they appear.

Please incorporate all of the suggested language changes as an alternative to the PRD Zone Ordinance dated 5-25-2012, so that it can be studied in the Environmental Impact Report for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update.

Item 1)

The Natural Resource Working Group (NRWG) envisions more potential opportunities for lodging, outdoor recreation and retreat accommodations within timber production zone land than were proposed in the PRD Zone Ordinance. The Use Matrix below has been edited to reflect the opportunities that the NRWG believe are consistent with the Purpose of Sections 17.040.170 and Section 17.040.210 found in the PRD Zone Ordinance dated 5-25-2011 and the Board of Supervisors ROI 184-2011. Note: A Conditional Use Permit (CUP) is discretionary and requires a full CEQA evaluation.

17.21.020 Matrix of Permitted Uses

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.21.020 below:

Table 17.21.020 Agricultural and Resource Zone Districts Use Matrix

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Agricultural							
Animal Keeping	P	P	P	P	P	P	17.40.080
Barn; Stable, private; Storage structure	P	P	P	P	P	CUP[3]	17.40.030
Cropland	P	P	P	P	P	—	
Grazing	P	P	P	P	P	P	
Livestock, high density	CUP	CUP	CUP	—	—	—	
Nursery, plants: Wholesale	P	P	P	P	A/CUP[1]	A/CUP[1]	
Orchards and Vineyards	P	P	P	P	P	—	
Packing: On site products	P	P	P	P	P	CUP	
Off site products	P/ CUP	P/ CUP	P/ CUP	CUP	CUP	—	
Processing, on site products	P	P	P	CUP	CUP	CUP	
Produce Sales	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	—	17.40.240
Timber	P	P	P	P	P	P	17.40.350
Residential							
Child Day Care Home: Small family day care home	P	P	P	P	P	—	17.40.110
Large family day care home	CUP	A	A	A	A	—	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, detached	P	P	P	P	P	A/MUP[4]	17.40.350
Temporary during construction	P	P	P	P	P	—	17.40.190
Employee Housing: Agricultural	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	—	17.40.120
Construction	—	—	A	A	A	—	17.40.190
Seasonal Worker	—	—	P/A/CUP	P/A/CUP	P/A/CUP	—	17.40.120
Guest House	P	P	P	P	P	—	17.40.150
Hardship Mobile Home	TMA	TMA	TMA	TMA	TMA	—	17.40.190

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Kennel, private[2]	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	—	17.40.080
Room Rental: One bedroom, only	P	P	P	P	P	—	
Secondary Dwelling	P	P	P	P	P	—	17.40.060, 17.40.300
Commercial							
Agricultural Support Services	CUP	CUP	CUP	CUP	CUP	—	17.40.070
Animal Sales and Service: Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	
Contractor's Office: Off site	—	—	—	TUP	TUP	—	17.40.190
Home Occupation	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160
Kennel, commercial	—	—	CUP	CUP	CUP	—	17.40.070
Lodging Facilities: Agricultural Homestay	A/CUP	A/CUP	A/CUP	A/CUP	—	—	17.40.170
*Agricultural and Timber Resource Lodging	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Dude Ranch	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	CUP[3]	
Vacation Home Rental	A	A	A	A	A	—	17.40.370
Nursery, plants: Retail	—	—	—	CUP	—	—	
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	—	17.40.220
Temporary Outdoor	A/T	A/T	A/T	A/T	—	—	
Ranch Marketing	CUP	P/A/ CUP	P/A/CUP	CUP	CUP	—	17.40.260
Wineries	CUP	P/CUP	P/CUP	CUP	—	—	17.40.400
Industrial							
Mineral Exploration	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	Chapter 17.29
Mineral Production	—	—	—	CUP	—	A/ CUP	
Mining	CUP	CUP	CUP	CUP	CUP	A/ CUP	
Slaughterhouse	—	CUP	CUP	—	—	—	
Storage Yard: Equipment and Material Permanent	—	—	—	—	—	P/ CUP	17.40.320
Temporary	T	T	T	T	T	T	

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Recreation and Open Space							
Campground	CUP	CUP	CUP	CUP	CUP	CUP[3]	17.40.100
Camping, Temporary	—	—	—	—	—	P	
Golf Course	—	—	—	CUP	—	—	
Hiking and Equestrian Trail	P	P	P	P	P	P	
Hunting/Fishing Club, Farm, or Facility	CUP	CUP	CUP	CUP	CUP	CUP	
Marina: Non-motorized Craft	—	CUP	CUP	CUP	CUP	—	
Off-Highway Vehicle Recreation Area	—	—	—	—	CUP	CUP[3]	
Park, day use	—	—	—	CUP	CUP		17.40.210
Picnic Area	CUP	P	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	P	P	
Ski Area	—	—	—	CUP	CUP	—	17.40.210
Snow Play Area	—	—	—	CUP	CUP	CUP[3]	
Special Events, temporary	T	T	T	T	T	—	
Stable, commercial	—	—	CUP	CUP	CUP	—	17.40.210
Trail Head Parking or Staging Area	—	—	CUP	CUP	CUP	CUP[3]	
Civic Uses							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Cultural centers, living history facilities	—	—	—	CUP	—	—	
Intensive	—	—	—	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	17.40.230
Elementary and Secondary, Private	—	—	—	CUP	—	—	
Transportation							
Airports, Airstrips, and Heliports	CUP	CUP	CUP	CUP	CUP	CUP	17.40.070
Utility and Communication							
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	CUP	17.40.130
Public Utility Service Facilities: Intensive	—	CUP	CUP	CUP	CUP	CUP	17.40.250
Minor	P	P	P	P	P	P	

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)						17.40.390

NOTES:

[1]Administrative permit when plant material grown for restocking purposes; all other purposes require Conditional Use Permit.

[2] Dogs used for herding or guardian purposes in ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6.

[3] Restricted to Parcels 160 acres and larger.

[4]Administrative Permit on Parcels 160 acres and larger. Minor Use permit on existing legal parcels <160 acres.

Item 2)

*ROI 184-2011 requires provisions be made to provide opportunities for residential and recreation uses on TPZ that are compatible with timber management and harvesting. The Purpose of Section 17.40.170, as written in the PRD Zone Ordinance is consistent with ROI 184-2011. The edits to the other sections of 17.40.170 that follow are intended to reflect the Purpose of Section 17.40.170 by providing Lodging Facilities to "further the development of agriculture tourism and recreation economies" which is also consistent with ROI 184-2011. Timber Production is a form of agriculture and some parcels **may** hold opportunities to help meet the Purpose of Section 17.40.170, subject to a CUP and approval by the Board of Supervisors.*

*The Natural Resource Working Group (NRWG) envisions the potential opportunity for a Dude Ranch or Health Resort and Retreat Center being compatible with timber production, where it occurs on a small scale (see edit to Item 4 "H" below). Lodging might be part of such a business and therefore the following edits maintain consistency between the proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix and section 17.40.170 Lodging Facilities. The NRWG recognizes that a Dude Ranch, Retreat Center or Health Resort may only make sense on a **select few** TPZ parcels, that is why the NRWG suggests that compatible uses such as these be evaluated using the Conditional Use Permit (CUP) process (See 17.21.020) and not as a use by right.*

The CUP process requires a complete CEQA analysis, which would identify, discuss and mitigate issues relating to the proposal. Through the CEQA process El Dorado planning staff, the

Agricultural Commission, Planning Commission and ultimately the Board of Supervisors would then evaluate the legitimacy of the proposal and condition it appropriately, or deny the proposal. The proposed Natural Resources Working Group zone ordinance edits incorporate the involvement of a Registered Professional Forester (RPF). The RPFs role will be to evaluate the project to ensure its compatibility with continued timber production from the parcel and provide an evaluation using a timber management plan to detail and describe how the proposed project is integrated into the continuing timber production from the parcel. A Registered Professional Forester is licensed by the California State Board of Forestry and is the only professional qualified to make determinations relating to the practice of Forestry (14 CCR § 1602) and thus the compatibility of a project proposal necessitates the involvement of an RPF. Item 4 "H" further on in this letter shows edits to Section 17.40.350 Criteria for Other Compatible Uses in TPZ, which incorporate the expertise of a RPF.

17.40.170 Lodging Facilities

A. Purpose. The purpose of this Section is to further the development of the agricultural and timber resource tourism and recreational economies of the County, while providing adequate health and safety standards for the guests of such lodging facilities, developing standards to preserve the residential character of neighborhoods, and protecting the public health, safety, and welfare of the surrounding areas.

C. General Standards. Lodging facilities shall be subject to the general standards below. In addition, the specific use standards under Subsections D-G shall apply.

1. Lodging facilities proposed within Agricultural Districts or Timber Production Zone (TPZ), as identified on the General Plan land use and Zone maps, or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority.

G. Dude Ranch.

1. Minimum lot size – 20 acres.

2. The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural/grazing use as set forth under the minimum criteria for a Williamson Act Contract, whether the property is under contract or not.

3. Meals may be served to registered day use or overnight guests, only. There are no limitations ~~on the number of meals or the times at which they are served.~~

4. Dude Ranch in TPZ shall be subject to Subsection 17.40.350.H.

H. Health Resort and Retreat Center.

1. Health resorts and retreat centers shall be considered an expanded home occupation in those zones allowing residential uses and a compatible use in Commercial and Special Purpose zones.

2. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.

3. Health Resort and Retreat Center in TPZ shall be subject to Subsection 17.40.350.H.

Item 3)

Section 17.40.210 is adequately drafted. The NRWG envisions the potential opportunity for Outdoor Recreational Facilities being compatible with timber production, where it occurs on a small scale (see 17.40.350 H below). The proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix above considers the Purpose statement found in Section 17.40.210 below and through the Conditional Use Permit (CUP) process provides a broader list of potential Outdoor Recreation project opportunities to consider on TPZ. A CUP makes sense for Outdoor Recreation projects on TPZ since each situation will have its own set of unique issues, therefore considering each proposal on a case-by-case basis is prudent. The CUP process provides the owner the opportunity to bring an idea forward while giving the County and public an appropriate level of analysis under CEQA, such that a project may be approved or disapproved on its own individual merits. Involving an RPF in the analysis of the project ensures timber production on the parcel is protected as a primary use.

17.40.210 Outdoor Recreational Facilities

A. Purpose. The purpose of this Section is to ensure that adequate outdoor recreational facilities are available to the residents of the County while providing standards for the development of said facilities in order to protect the public health, safety, and welfare.

Item 4)

The PRD Zone Ordinance section G, Criteria for Residential Use in TPZ is not consistent with the El Dorado General Plan. The PRD Zone Ordinance requires a different set of criteria for evaluating a discretionary residential use than is required by General Plan Policy 8.4.2.1. The General Plan Policy 8.4.2.1 states:

General Plan Policy 8.4.2.1.The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

The proposed NRWG draft language utilizes an incremental approach to satisfy General Plan Policy 8.4.2.1 in a manner that is consistent with ROI 184-2011. The NRWG zone ordinance language also enlists the necessary professional skills of a Registered Professional Forester (RPF) for ensuring that a landowner satisfies General Plan Policy 8.4.2.1. Involving a RPF is an important addition to the ordinance because satisfying General Plan 8.4.2.1 will require an evaluation of a forested landscape and would involve making judgments relative to forestry practices and timber operations. The California Foresters Law (14 CCR § 1602) compels this kind of evaluation be done by an RPF. A RPF is uniquely qualified to perform the evaluation of a project relative to General Plan Policy 8.4.2.1 (A-E), since RPFs are trained in among other things; the California Forest Practice Rules, forest ecology, soil site classifications, timber harvest engineering, fire prevention, fuels management, timber growth and can evaluate and mitigate for forestry related watershed and biological impacts.

The proposed zone ordinance language does not allow a residential use by right, but instead utilizes an Administrative Permit for a residential use on a parcel greater than 160 acres in size. The NRWG believes that the Administrative permit process, which includes the services of a Registered Professional Forester (RPF), is a fair opportunity for a landowner to explored in a simple and efficient manner a means to secure a reasonable use of his/her private property. It also provides the Director of Development Services with the information to make a sound determination as to whether the productivity of the parcel for growing and harvesting timber is or is not compromised. The Administrative Permit process would use a certification letter by the RPF to the Director for the purpose of securing the Administrative permit (See Item 5, 17.52.010 (c) 1 below). The certification letter would include a narrative of how the proposed residential use satisfies General Plan 8.4.2.1 (A-E). The proposed alternative language therefore keeps the zone ordinance language consistent with General Plan 8.4.2.1 and eliminates the criteria, found in the PRD Zone Ordinance, which are not consistent with the existing General Plan, while not requiring a full CEQA analysis for a cabin on parcel 160 acres or larger.

Legal parcels less than 160 acres will not be prohibited outright from having a dwelling either, however the issue of timber production compatibility will require a higher level of analysis due to the size of the parcel. The higher standard of analysis will again use the expertise of a RPF, however instead of an Administrative Permit the application would be processed as a Minor Use Permit (MUP). Supporting documentation necessary for processing the MUP will include a Timber Management Plan. The Timber Management Plan will include a

discussion of the soil resources, watershed resources, wildlife resources, vegetation conditions, timber inventory, fire risk & prevention, and management strategies. The Timber Management Plan will demonstrate that the dwelling will not significantly detract from timber production on the parcel and General Plan 8.4.2.1 is satisfied.

Other compatible uses indicated in the Land Use Matrix 17.21.020 will require the highest level of analysis. Other compatible uses such as Outdoor Recreation, a Dude Ranch, Campground or Retreat Center; as indicated in the Land Use Matrix 17.21.020, will only be allowed on parcels 160 acres or larger. These project proposals will be analyzed through the Conditional Use Permit process and will also include a Timber Management Plan prepared by a Registered Professional Forester. The foot print of building improvements for other compatible uses will also be restricted to less than 3 acres. Restricting the size of the foot print of building improvements keeps the compatible use consistent with the California Forest Practice Rules. The California Forest Practice rules require a conversion permit for activities that convert forestland (see 14CCR § 1104). There is however exemptions from the conversion permit process. One such exemption is for a less than 3 acre conversion for a bona fide alternate use of the land. It is the NRWG's opinion that by limiting other compatible uses to a foot print for building improvements to less than 3 acres, the concept of compatibility remains congruent with the State Forest Practice rules and will limit the scale of a project appropriately for the Timber Production Zone. A foot print for building improvements that is less than 3 acres would be less than 2% of a 160 acre parcel, the smallest sized parcel considered for other compatible uses under Section 17.40.170 in El Dorado County. If a project required a foot print for building improvements larger than 3 acres than a zone change to Forest Resource should be considered.

The following proposed edits utilizes excerpts from relevant portions of the PRD Zone Ordinance dated 5-25-2012, which is in (black text). *The suggested NRWG deletions are shown as* ~~strikeouts~~ *while new text is shown as underlined* red letters. *The proposed edits provide consistency between General Plan Policy 8.4.2.1, as required by State Planning Law G.C.65860, and are also consistent with ROI 184-2011.*

17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements

G. Criteria for Residential Use in TPZ. The County finds that residential use within the TPZ ~~may be~~ is a compatible use, consistent with growing and harvesting timber. ~~in certain circumstances.~~ However, it is recognized that in certain situations there may be a conflict with such a use. The review authority may grant a ~~Conditional~~ Administrative Use Permit or Minor Use Permit in compliance with Section 17.52.010 or Section 17.52.010 respectively, for construction of one owner- or caretaker-occupied dwelling subject to the following findings:

i. The Agricultural Commission finds that such use is in compliance with General Plan Policy 8.4.2.1.
ii. An Administrative Use Permit is applicable for a TPZ parcel 160 acres or larger.
iii. For existing legal parcels less than 160 acres a Minor Use Permit will be required, including a timber management plan prepared by a Registered Professional Forester.

~~1. that there has been three consecutive years of management of intensive timber production on the subject property. The following criteria will aid the Agricultural Commission in determining what constitutes intensive management and must be considered before granting a Conditional Use Permit for a dwelling:~~

~~a. A timber inventory of the stand has been prepared;~~
~~b. Commercial harvesting operations have been previously conducted;~~
~~c. Legal and physical access to the property exists to support both the residential use and the timber operations;~~
~~d. The boundaries of the property have been located and the property owner has attempted to protect the property against trespass;~~
~~e. Disease or insect control work has been conducted;~~
~~f. Thinning, slash disposal, pruning, and other appropriate silvicultural work has been performed;~~
~~g. A fire protection system or a functioning fire protection plan has been developed;~~
~~h. Erosion control has been provided on existing roads and skid trails, and existing roads are maintained;~~
~~i. A significant portion of the understocked area of the lot has been planted.~~

~~2. The property owner has either demonstrated a need for full-time residency on the subject lot to protect against theft or vandalism, or full-time management of the stand is necessary for its continued productivity.~~

H. Required Findings to Support Compatible Recreational and Other Non-Timber Uses. When approving a Conditional Use Permit, as permitted in Table 17.21.020 (Agriculture and Resource Zone Districts Use Matrix), for compatible, non-timber related uses, the review authority shall make the following findings:

1. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;

2. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;

3. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

4. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and the proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands. ~~The proposed use is compatible with and will not detract from the land's ability to produce timber;~~

~~2~~5. Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;

~~3~~6. The proposed use will not adversely impact the area's watershed, wildlife, and Specific other natural resources.

7. The foot print of building improvements does not exceed 3 acres in size.

8. A Timber Management Plan will be prepared by a Registered Professional Forester. The Timber Management Plan will provide sufficient information so that the reviewing authority can make a reasoned determination of the proposed uses' compatibility with continued timber production, including an evaluation of items 1-4 above and also including a discussion of the following resources:

Soils Resources, Watershed Resources, Wildlife Resources, Vegetation Conditions, Timber Inventory Fire Risk & Prevention, Applicable Regulatory Sections & Discussion, Timber Management Strategies, Governmental Review of Practices.

ii. Additional information may include: Road Access Map, Soils Map, Stream Assessment Map, Biological Resource Maps, Basal Area by Diameter Graph, Basal Area by Species Chart.

iii. A map approximating the size and location of the proposed building foot print(s).

Item 5)

The issuance of an Administrative Permit is an efficient and fair means of analyzing whether a dwelling on a TPZ parcel can satisfy General Plan Policy 8.4.2.1. The current language found in 17.52.010 A, B, & C is sufficient with one exception. Under item C of 17.52.010, the Findings of Approval should clarify the necessary size of the parcel which can qualify to be processed using the Administrative Permit process and that a Registered Professional Forester needs to certify to the Director of Development Services that the residential use is compatible with continued timber harvest and General Plan Policy 8.4.2.1 is satisfied.

17.52.010 Administrative Permit, Relief, or Waiver

A. Purpose. The purpose of an Administrative Permit is to allow limited review of a proposed structure or use through the site plan review process to ensure compatibility with adjacent land uses and availability of public services and infrastructure. The Administrative Permit shall also be used for the processing of administrative relief requests in compliance with Subsection D or to establish the legal nonconforming status of a use or structure in compliance with Subsection E.

B. Review Authority, Procedure, and CEQA. The Director shall be the review authority of original jurisdiction for Administrative Permits. The procedure shall be staff-level without public notice except as provided under Subsection D, below. The issuance of an Administrative Permit shall be a ministerial project pursuant to CEQA.

C. Findings for Approval. When issuing an Administrative Permit, the Director must find that:

1. The structure(s) or use(s) are in compliance with the applicable zone provisions and any other applicable standards or requirements under this Title, or as adopted by the County through ordinance or resolution; and for TPZ parcels greater than or equal to 160 acres in size a Registered Professional Forester (RPF) will provide a letter certifying that the intended residential unit will not significantly detract from the growing and harvesting of timber and satisfies the criteria found in General Plan Policy 8.4.2.1 A-E.

2. The structure(s) and use(s) are in compliance with all requirements and conditions of previously approved entitlements, such as Minor and Conditional Use Permits, or variances, if applicable.

Item 6)

Regarding the concern that allowing a residence on a large TPZ parcel may lead to a secondary dwelling, the NRWG has the following comments. It is the recommendation of the Natural Resource Working Group that a Secondary Dwelling be excluded from TPZ parcels as a use by right. The purpose of the residential use by Administrative Permit on TPZ is to allow an owner a reasonable mechanism to explore the compatibility of a single residence (cabin) without having to complete a full CEQA analysis. This provision to exclude a secondary residence will simplify the environmental analysis and should minimize any density related concerns. Please find the suggested edits to the PRD Zone Ordinance below.

17.40.300 Secondary Dwellings

A. Purpose. The purpose of this Section is to implement California Government Code Section 65852.150 et seq. regarding secondary dwellings, provide affordable housing alternatives, and protect the public health, safety, and welfare of residents of El Dorado County.

B. Applicability. In all zones that permit single-unit residential development, the expansion of the primary dwelling or the construction of a new structure for the purpose of creating a secondary dwelling may be permitted by right subject to the provisions of this Section. Second units are not allowed in the Timber Production (TPZ) zone.

Thank you for your time reviewing the Natural Resources Working Group comments on the proposed PRD Zone Ordinance language. I would be happy to meet with planning staff to clarify any questions you have regarding these comments.

Sincerely,

Cedric Twight
Register Professional Forester #2469
Chairperson for the Natural Resources Working Group

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Zoning Map

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jun 1, 2012 at 1:26 PM
To: TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

---------- Forwarded message ----------
From: Roger Trout <roger.trout@edcgov.us>
Date: Thu, May 31, 2012 at 4:39 PM
Subject: Re: Zoning Map
To: Kirk Bone <kbone@parkerdevco.com>
Cc: Andrea Howard <ahoward@parkerdevco.com>, Shawna L Purvines <shawna.purvines@edcgov.us>

Please send any comments on the Targeted General Plan Amendment and Zoning Ordinance Update to Shawna Purvines. You can copy me as well, just so I know what your concerns are.

Thank you,

On Thu, May 31, 2012 at 4:17 PM, Kirk Bone <kbone@parkerdevco.com> wrote:

> Andrea and I were just reviewing the draft map. Where do you want us to send our comments?

--
Roger Trout
Director Development Services Department
El Dorado County

(530) 621-5369

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Thank you.

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

100031

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: Regarding potential zoniing changes for Divide

1 message

Kimberly Kerr <kimberl. .kerr@edcgov.us> Fri, Jun 1, 2012 at 11:40 AM
To: Ken Calhoon <ken@kencalhoon.com>
Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Thanks Ken. I will send this over to the Targeted General Plan Amendment and Zoning Ordinance Update to include in the comments on the process.

Kim Kerr
Assistant Chief Administrative Officer
Interim Department of Transportation Director

Contact Chief Administrative Office/Risk
County of El Dorado
Chief Administrative Office
330 Fair Lane
Placerville, CA 95667
(530) 621-7695

Contact DOT Director:
County of El Dorado
Transportation Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7533

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On Fri, Jun 1, 2012 at 8:23 AM, Ken Calhoon <ken@kencalhoon.com> wrote:

Good Morning,

Not sure who this letter should go to but figured . ou would be able to pass it along to appropriate parties. Many of our small rural communities will never be able to open a home-town store front unless there is some land left with appropriate commercial zoning. Locking it all up in low density residential, insures that rural residents will need to drive long distances for all their shopping.

Thank you for your continued support of the business community.

Ken Calhoon

President Divide Chamber of Commerce

530-885-9590

www.dividechamber.com

100030

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: General Plan comment

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us>
To: Mike Applegarth <mike.applegarth@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: The BOSTWO <bostwo@edcgov.us>
Date: Thu, May 31, 2012 at 3:42 PM
Subject: Re: General Plan comment
To: "Neufeld, Glenn" <gneufeld@marshallmedical.org>
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Glenn,John,

Supervisor Nutting will make every effort to allow homeown to cont to harvest their own livestock. He is also a rancher and understands the imp and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.

Kitty Miller for
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

DOCUMENTED SEPARATELY

---------- Forwarded message ----------
From: John & Jan Paur <johnjanpaur2@directcon.net>
Date: Thu, May 31, 2012 at 10:59 AM
Subject: Fw: Alert Urgent We must act
To: Ray Nutting <bostwo@edcgov.us>

Ray, Certianly on small acreage parcels, 5 acres and up and possibly as small as one acre, where fowl and farm animals (cattle and sheep) are rais animals should be allowed on the premises. I urge you to make every effort to defeat the attempt to disallow slaughtering these animals for personal please,

John Paur,
2929 Fallen Leaf Rd., Cameron Park

You are receiving this message because you provided your address.
Please see the bottom of this message to unsubscribe

Dear Patriot,

100029

This is ver. very important and is a threat for you and me. As for me, I've been living for 12 . ears in Shingle Springs, on a 5.3 (chickens for my family. I teach my 3 and 4 years old grand-daughters the life cycle of chickens, how from the egg we go to a little chic food, and the respect for food and animals as well as plants. In other words our rural way of life.

ALL OF THIS WILL BE GONE UNDER THE NEW

Gene.al Plan Amendment and Zoning Update

"D - The slaughtering of fowl or domestic farm animals owned b. the property owner or lessee is any residential wone, including R1, R1A, R2A, R3A, RE-5, and RE-10."

This will change your life, your family, your friends' life, your freedom FOR EVER.
PLEASE READ THIS, GO TO THE MEETINGS AND MAKE YOUR VOICE HEARD.
Thank you.
Carole V. McNeill, Tea Party in the Hills Leadership

"This excerpt is from the Save Our County Website. I will be attending all meetings if I can. It is imperative you find out what the are going to do to our "rural way of life". The current board of supervisors is railroading this general amendment through. They bun comment by a month. If it becomes law, the new zoning won't let you have an orchard or vineyard if you are 3 acres or less. If you h zoning (residential) even RE10, you won't be able to slaughter even a chicken on your property for your own use. It allo operations in some of the Planned AG zones It also makes areas along the transportation corridors high density housing for people. sustainable. Not for humans, not for animals. This "sustainable development" and "smart growth" plan is a lie. They are us promulgate a program that is not good. They should be looking at untying our hands, regulations wise, so that we can begin to s be dependent on jobs (most of them marginal at best) with their encouraging big box stores etc. We need to breath life back into the citizens of El Dorado County.

If you have some type of Ag land, to be a farm you would now need a Conditional Use Permit. This is government control gone wild a suffer the consequences of this lost freedom.

Please come and find out and then act to protect our county.
Pattie Chelseth

Public Comment for General Plan Amendment and Z Update

. Posted by SOC Admin on May 17, 2012 at 11:56am in Save Our County
. View Discussions

UPDATE- MAY 26, 2012
This is very complicated, and SOC will be adding information to this page for the next couple weeks. SOC is currently collecting the land use changes and will post here, so you don't have to search for them.
The bottom line is-- whatever zoning you have now will more than likely change after the General Plan Amendment and Zoning Upd changes will hugely impact your rural community. The current rural nature of the towns of El Dorado, Diamond Springs, Camino, Pollo Shingle Springs and El Dorado Hills will be adversely impacted to allow high density growth.
NOW is the time to check on what changes will occur to your property, and make written comments through the Scoping Process.
For all the links to the documents, go to the Land Use Polic. Programmatic Update Page below and it will link you to the General Plan Zoning Update Draft documents. NOTE - THESE DRAFTDOCUMENTS ARE WRITTEN IN A NEW ARTICLE FORMAT, AND DO NOT AND ADDITIONS MADE. YOU WILL HAVE TO READ THROUGH THEM TO COMPARE THEM TO THE CURRENT ADOPTED 2004 GE
LINK TO CURRENT 2004 GENERAL PLAN (CLICK HERE)
LINK TO CURRENT 2004 ZONING ORDINANCES (CLICK HERE)
Land Use Policy Programmatic Update Page
Key changes under consideration:

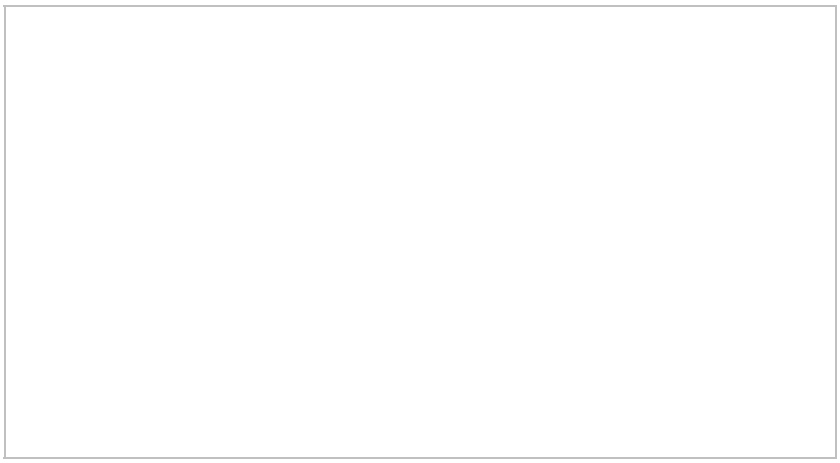
§ Within Community Regions - 30% slope revision, 30% open space revision (offsite or elimination at the will of the boarc dwelling units per acre, loss of right to farm, streamlining CEQA for high density projects (you don't have to conform to CA environme density project is built), planned developments are not required...

§ Outside Community Regions - loss of right to slaughter farm animals on your residential (R1, R1A, R2A, R3A, RE-5, RE 17.40.080), additional industrial and commercial use in Agricultural areas...

§ Other changes - allow mass pad grading without a project...

§ General Plan Amendment and Zoning Change Resolutions

§ General Plan Amendment and Zoning Change Resolutions-
§ Res182-2011.pdf
§ Res183-2011.pdf
§ Res184-2011.pdf



VIDEO - BOS Meeting video May 15, 2012
---TO MAKE A COMMENT---
Scoping Begins for General Plan and Zoning Update
MAY 16, 2012
CONTACT - SHAWNA PURVINES, EL DORADO COUNTY
530-621-5362

El DoradoCounty has scheduled a series of meetings to collect public comment on the Targeted General Plan Amendment and Zoni environmental scoping meetings were announced following the Board of Supervisors approval of the Notice of Preparation for the Ta Amendment and Zoning Ordinance update on May 15.

The Notice of Preparation formally states the county.s intent to prepare an Environmental Impact Report for the Targeted General Pla Ordinance update. The purpose of scoping meetings is to request public feedback on the range of environmental issues that should Environmental Impact Report. State law requires the scoping period to last 30 days, and a minimum of one daytime meeting for public comment on the project scope.

“There is a lot of interest in this project, so we are going above and beyond to collect feedback,” said Assistant Chief Administrative C extended the comment period to 45 days, created an online comment form, and have scheduled an additional seven evening scoping county.”

The public is invited to attend the following meetings:

Ma. 30, 2012
Union Mine High School Library
6530 Koki Lane
El Dorado, CA 95623
6PM to 7:30PM

June 7, 2012
El Dorado Hills CSD Pavilion
1021 Harvard Way
El Dorado Hills, CA 95762
6PM to 7:30PM

June 18, 2012
Greenwood Community Center
4401 Highway 193

Greenwood, CA 95635
6PM to 7:30PM

J. ne 20, 2012
Pioneer Park Community Center
6740 Fairplay Road

Somerset, CA 95684
6PM to 7:30PM

June 21, 2012
Camino School Old Gym
3060 Snows Road
Camino, CA 95709
6PM to 7:30PM

June 25, 2012
Lake Valley Fire Protection District Station 7
2211 Keetak Street
South Lake Tahoe, CA. 96150

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Tea Party In The Hills
4701 Rock Barn Rd
Shingle Springs, CA 95682

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Checked by AVG - www.avg.com
Version: 2012.0.2171 / Virus Database: 2425/5034 - Release Date: 05/30/12

Supervisor Nutting will make every effort to allow homeowners to continue to harvest their own livestock. He is also a rancher and understands the imp and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.

Kitty Miller for

Kristy Miller for
Ra. Nutting
El Dorado County Board of Supervisors
530) 621-5651
Thank you.

Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Wed, May 30, 2012 at 12:32 PM, Neufeld, Glenn <gneufeld@marshallmedical.org> wrote:

> Do I understand this correctly, the Board is considering a change to the General Plan that would make it illegal to harvest livestock on our personal p
> raise our own meat and have it harvested on the property where it was raised. 4H, FFA and grange families routinely raise extra animals beyond wha
> you come out strongly against this amendment. This is government intrusion and over regulation. This is a rural county with rich heritage in livestocl
> large ranch to raise and harvest our own meat or grapes or garden ect. Please reply and let me know how you stand on this issue.

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Thank you.

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: Scoping session

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Thu, May 31, 2012 at 11:37 AM
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: Mike Applegarth <mike.applegarth@edcgov.us>
Date: Thu, May 31, 2012 at 11:30 AM
Subject: Re: Scoping session
To: Chris Daley <cdaley@mtdemocrat.net>

Chris:

I'm sorry we didn't get a chance to talk last night. I got into a conversation and didn't realize it was time to go.

The background of this project is thick with prior public discussions, information and experiences dating back to the adoption of the 2004 General Plan and beyond. With such a rich history combined with the detailed environmental review process prescribed by state law, frustration is not surprising. As staff we expect to hear frustration, but also hope to serve as a conduit of information on the project and process, however complicated, so folks can be informed and involved. At the end of the day, it is the community's concerns that matter.

Along these lines, I was personally pleased with the turnout. More people attended last night than our initial March outreach meeting at Union Mine High School, and it was great to see a number of new faces in the crowd.

You are correct, we plan to cover the same information in each scoping meeting so everyone has access to consistent information.

Sincerely,

Mike Applegarth
Principal Analyst
Chief Administrative Office
El Dorado County
(530) 621-5123

On Thu, May 31, 2012 at 8:18 AM, Chris Daley <cdaley@mtdemocrat.net> wrote:

> Hi Mike - Just wanted to get your thoughts on the scoping mtg last night. Any evaluation or review by your team after the session? Unfortunately, the people I talked to had quite negative reactions - not just the Agenda 21-ers. And I kind of agree with them. There was a definite sense of "them vs. us."
>
> I assume the sessions are all planned to cover the same info in the same way so that everyone gets the same consistent access to the information - yes?
> Thanks.
> CD

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Thank you.

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100026

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado Count.
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- [x] El Dorado, May 30
- [ ] El Dorado Hills, June 7
- [ ] Greenwood, June 18
- [ ] Somerset, June 20
- [ ] Camino, June 21
- [ ] South Lake Tahoe, June 25
- [ ] Cameron Park, June 27
- [ ] Placerville, June 28

Name: Melissa Jones

Address: 2161 Greensboro Rd
Placerville

Would you like to receive e-mail updates on this project? [x] Yes [ ] No

Your E-mail Address: mj2317@gmail.com

Please consider the aesthetic, air quality, & biological resources that will be affected by future development of residential, particularly low-density residential areas. Hill tops should be preserved as much as possible.

Agricultural uses have a less negative impact on the environment than residential or commercial expansion.

Please consider the importance of sustainable LEED gold dev. & mitigate negative environment effects.

→ Make it a regulation!

• Please use reverse for additional comments

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

100001

100001

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Shawna Purvines, Senior Planner
Development Services Department
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Placerville, CA 95667
or: Shawna.purvines@edcgov.us

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- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Beth Jones

Address: _____

_____

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: beth@lawarap.com

Please consider the aesthetics of preserving ridge tops so all enjoy hills rather than allowing housing developers to build strings of houses on each ridge.

The 'necklace' of homes on huge housing developments is poor planning. Thanks

Also thanks for expanding agric. wherever possible

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110002

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

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Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

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- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Allison Jones

Address: 2161 Greensboro Rd
Placerville

Would you like to receive e-mail updates on this project? Yes ☑ No ☐

Your E-mail Address: allison.ainsley.jones@gmail.com

I like the expansion of ag lands.
A source of economic prosperity
~~?~~
EIR Environmental consideration
- Please consider ① aesthetics
② air quality / GHG
③ land use / planning

consider what will OUR next generation have in terms of resources for oil, the natural environment/resources
~~there~~ we need to use infill policies w/ green thinking for sustainable growth

Please use reverse for additional comments

110004

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate

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- El Dorado, May 30 ☑
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: Kim Shaw

Address: 1390 Broadway #B-343
Placerville, CA 95667

Would you like to receive e-mail updates on this project? Yes ☐ No ☐

Your E-mail Address: starlightKim@earthlink.net

Do not expect to "willie nillie" change zoning on personal property (i.e. to "rural" or agricultural zoning) without a fight. We are not blind, or stupid or powerless.

El Dorado County is waking up!

Do not try and take away our rights under the "guise" of saving the environment. We don't want Agenda 21 money!

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110005

Online comment form available at www.edcgov.us/LandUseUpdate

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: General Plan comment

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us>
To: Mike Applegarth <mike.applegarth@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

---------- Forwarded message ----------
From: The BOSTWO <bostwo@edcgov.us>
Date: Thu, May 31, 2012 at 3:42 PM
Subject: Re: General Plan comment
To: "Neufeld, Glenn" <gneufeld@marshallmedical.org>
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Glenn,John,

Supervisor Nutting will make every effort to allow homeowners to continue to harvest their own livestock. He is also a rancher and understands the impo and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.

Kitty Miller for
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

100028

---------- Forwarded message ----------
From: John & Jan Paur <johnjanpaur2@directcon.net>
Date: Thu, May 31, 2012 at 10:59 AM
Subject: Fw: Alert Urgent We must act
To: Ray Nutting <bostwo@edcgov.us>

Ray, Certianly on small acreage parcels, 5 acres and up and possibly as small as one acre, where fowl and farm animals (cattle and sheep) are rais animals should be allowed on the premises. I urge you to make every effort to defeat the attempt to disallow slaughtering these animals for personal please,

John Paur,
2929 Fallen Leaf Rd., Cameron Park

DOCUMENTED SEPARATELY

You are receiving th sage because you provided your address.
Please see the bott is message to unsubscribe

Dear Patriot,

This is ver. very important and is a threat for you and me. As for me, I've been living for 12 . ears in Shingle Springs, on a 5.3 (chickens for my family. I teach my 3 and 4 years old grand-daughters the life cycle of chickens, how from the egg we go to a little chic food, and the respect for food and animals as well as plants. In other words our rural way of life.

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30 ☒
- El Dorado Hills, June 7 ☐
- Greenwood, June 18 ☐
- Somerset, June 20 ☐
- Camino, June 21 ☐
- South Lake Tahoe, June 25 ☐
- Cameron Park, June 27 ☐
- Placerville, June 28 ☐

Name: _____

Address: _____

_____

Would you like to receive e-mail updates on this project? Yes ☒ No ☐

Your E-mail Address: _____

Please explain where a comment may be sent for a county-wide philosophy of preserving visual open space on hill tops vs allowing developers to build on all ridge tops (We has happened in EDH) (consider a recent trip to the Southern Bay Area where all ridge tops were left open for viewing & housing is all below).

Is this an EIR-type comment?

The Planning Commission needs to be forward thinking and save View tops –

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110003

TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

Scoping Meeting Comment Form

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner
Development Services Department
2850 Fairlane Court
Placerville, CA 95667
or: Shawna.purvines@edcgov.us

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Re: News Paper Notification of Scoping Meetings

1 message

Mike Applegarth <mike.applegarth@edcgov.us> Wed, Ma. 30, 2012 at 9:30 AM
To: Linnea Marenco <ldmarenco@yahoo.com>
Bcc: tgpa-zou@edcgov.us

Linnea:

Any help spreading the word is appreciated. I did send a press release out to the local newspapers. For the Divide, the list included the Georgetown Gazette, Mt. Democrat. Rebecca Murphy is the contact for the Gazette. I'm not sure KFOK provides news, but I sent a copy just in case. I also sent a copy to the Divide Chamber and posted a flyer at Holiday Market in Cool, the Recreation District office in Greenwood, and at the post offices in Garden Valley, Georgetown, Greenwood, and Cool. Let me know if you need anything.

Sincerely,

Mike Applegarth
Principal Analyst
Chief Administrative Office
El Dorado County
(530) 621-5123

On Sat, May 26, 2012 at 5:19 PM, Linnea Marenco <ldmarenco@yahoo.com> wrote:

> Hi, Mike,
>
> Have you sent pertinent information to the local news papers regarding the upcoming scoping meetings? If so, could you tell me the local Divide newspapers? Thanks. I'll help out if you wish.
>
> Linnea

NOTICE: This e-mail and an. files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.
Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.
If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.

100027

Subject: Fw: TGPA, OZU

To The El Dorado County Board of Supervisors:
I am asking that the Board not approve the Chief Administrative Officers recommendations to:
1) Authorize staff to revise Attachment 4E, Draft Zoning Ordinance to include items identified on ERRATA Sheet #2 dated May 15, 2012;
2) Authorize staff to release the Notice of Preparation to inform of the County's intent to prepare an Environmental Impact Report (EIR) for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update (CEQA Guidelines, Section 15082) and solicit preliminary comments from the public and public agencies; and
3) Approve the following schedule for next steps in the process:
- Weeks of June 18, 2012 and June 25, 2012 - Scoping Meetings within the Communities of; North County, South County, Myers, Camino/Pollock Pines, El Dorado/Diamond Springs, Cameron Park and El Dorado Hills.
- June 28, 2012 Planning Commission workshop for Public Agency Comments.
- Early July 2012 - Close Public Comment Period for NOP (45 days from release.)
- Week of July 16, 2012 - Board Zoning Ordinance Workshop.
- End of July 2012 - Board authorization to release project to consultant for preparation of final Project Description and draft Alternative.
(Refer 5/1/12, Item 38) (Est. Time: 90 Min.)
FUNDING: General Fund.
County
The public should understand more fully the logic and motivation behind these proposed GP Amendment changes and Zoning Ordinance changes.The ROI adopted by the Board back in Nov. 2011 and used as the framework of the scope for the TGPA & ZOU is heavily developer skewed and has not provided for public input regarding a balanced scope to be analyzed. There has not been any public scoping workshop meetings yet in El Dorado Hills as we've formality asked for and as the Board directed staff to do back in Feb. BOS Meeting. Only a initial outreach meeting held at the El Dorado Hills CDD March 5th, 2012 identifying the TGPA & ZOU process we were told by Shawna Purvines and Kim Kerr of the CAO's office that El Dorado Hills would get a public scoping meeting in April. It didn't happen. The last two BOS meetings we have made clear we want to have input on scope before approved to go to an EIR. The recommendation by the CAO have the scoping meeting after the approval and moving forward with analysis of the limited scope. This makes no sense and is not fair to the people. This being an election year and I would think it would be so important to show balance and inclusion especially when a focused group of residents looking to protect the interests of existing residents are so heavily involved and asking for transparency, fairness and representation. The CAO's office wants the Board to approve this description for the scope of the EIR of the TGPA on May 15th. This should not be hurried to the Board for approval before a more transparant and inclusive scope is included for analysis to achieve a more representative and balanced TGPA & ZOU.
There are many people voicing a concern that the CAO's office is rushing ahead with the process to put in place policies that will take away or lessen transportation requirements for developers of large projects in the Community Regions such as El Dorado Hills and as a way of encouraging them the County is looking for ways to reduce their costs by reduction in standards, reducing the requirement for when offsite traffic improvements are required, or not requiring any transportation off site improvements at all at occupancy, pushing out long term improvements from the 10 year CIP to 20 years to name a few. These are requests put forth by EDAC that will be analyzed in the TGPA & ZOU process . We also want our fair representation of the following to be included in the scope for analysis in the EIR of the TGPA & ZOU.

Submitted by Tara McCann

110085

at Board Hearing of 5-15-12
#20
12-0267.5N.1

1. A Community Overay of El Dorado Hills inclusive of some localized Historic overlay/s to analyze zoning structure, compatibility's, required traffic safety improvements tied to discretionary projects that are site specific for Community Region needs as a result of the more dense community region corridors. Analyze worsen conditions and develop specific policy for mitigation's that are realistic and timely when approved for projects. Analyze densities in the Community Region of El DOrado Hills that still retain the character of Community Identity and Compatibility of existing Land Uses so that we don't end up with 8 houses per acre right along side the rural region or 5 acre parcels. Analyze Community Region specific Transportation Circulation Elements as a mechanism for determining when offsite improvements are warranted or needed for public safety such as left turn lanes and two way turn lanes in the middle between two lane of opposing traffic.
2. Standards overlay of El Dorado Hills.
3. Planned Development Policies to keep character of El Dorado Hills
4. Open Space requirement of 30% for all Planned Developements and not 86ing planned developments in the Community Regions. And no in lue of fees. More open space for higher densities.
5. Analyze no build on ridgelines and slopes over x%.
6. Analyze no unilateral zoning changes just because they are not consistant with the General Plan. The law states The General Plan and Zoning ordinance shall be consistant it does not state the Zoning Ordinace has to be consistant with the General Plan. If zoning can not be changed to make General Plan valid due to incompatibilty with existing land use or worsen conditions that can not be mitigated in a realistic time frame or are monetarily unrealistic then analyze a chnage in land use designation for the General Plan.
7. All Transportation Element changes, deletions, and reductions to be clearly identified as to why this benefits the impacted regions and who authored such change. (i.e. was it a Design Firm who also is doing the Engineerng and or acting as an Owners Agent for a large multi family Planned Development that would stand to benefit from such reductions in elements and standards.)
9. Add to page 19 of the Zoning Ordinance El Dorado Hills Community Plan Zones as is done with Meyers Community Plan Zones.
10. Recommend Design standards in final form (not Draft) before General Plan is approved and not move elements or policy's into any Draft documents.
11. Analyze economically by expanding Research & Development opportunity develop able sites in areas throughout the County. A large Industrial and R&D would be well suited for the Meyers area.
12. We are not in agreement with #1 of the Draft Zoning Ordinance's pg 54 17.24.010 definition to further the implimentation of the Gerneal Plan Community Region by distributing the residential growth in to this vague sentence they mean El Dorado Hills. We want a clearer definition and an equitable distribution. We now have HOV lanes to Placerville there is no reason not to distribute High Density.Placerville is 12 miles away.
14. How does pg 54 17.24.010 hold consistent for imposing the Community Regions with the highest intesity clustered densities ? That is inconsistant with doing away with planned developement, open space, reduced riparian setbacks, removal wildlife corridor protections not to mention one of the biggest issue of how are you funding and adaquately assuring the transportation improvements are being met especially safety improvements at occupancy.
15. Pg 73 Draft ZO 17.27.010 It is the intent of this Chapter to protect historic building and areas, enhance turism and the economy of the county by preserving the scenic resources along specified routes and define and maintain a sense of community identity. This is our basis for EDH historic overlay to be incorporated in the EL Dorado HIlls COmmunity Overlay. .
16. Design Review Community - provide for individual DRC to develop design review standards for the protection, enhancement and use of places, sites buildings and structures in order to ensure sense of community.
17. Provide project review procedures which by its character or location requires special site design to minimize asthetic impacts on adjacent properties.
Tara Mccann

TARGETED GENERAL PLAN AMENDMENT

AND

COMPREHENSIVE ZONING ORDINANCE UPDATE

PUBLIC COMMENTS FROM WEB FORM

FOR

THE ENVIRONMENAL IMPACT REPORT NOTICE OF PREPARATION

MAY 25, 2012 THROUGH JULY 10, 2012

PRESENTED TO THE BOARD OF SUPERVISORS AND PLANNING COMMISSIONERS ON JULY 12, 2012 FOR
REVIEW AND CONSIDERATION DURING THE 2012 ZONING ORDINANCE WORKSHOP
(WEEK OF JULY 16, 2012)

Notice of Preparation Public Comment Form

Sunday, July 08, 2012

Karen De Guire
PO Box 816
Somerset
CA 95684

Private Citizen
karend1111@yahoo.com

PrimaryInterest: Zoning Ordinance Update

Comments

Here are my comments on the proposed Zoning Plan Amendments. I am very concerned that, although El Dorado County leaders profess their belief in keeping rural values alive; their actions and specifically these Zoning Amendments will have the opposite effect.

Specifically, adding high density housing will affect our water tables and traffic congestion in our county.

The agricultural amendments are specifically aimed at destroying small agriculture in El Dorado County. People on one acre or less can easily own a couple of chickens, rabbits and maybe a milk goat for their own use. Restricting ownership to parcels over 1 acre is more restrictive than Sacramento County where you can have backyard chickens on your city lots.

I don't seer the purpose in restricting the harvesting of ones own animals. I want to know what I am eating and I can only do that if I raise my own animals for my own food.

Notice of Preparation Public Comment Form

Sunday, July 08, 2012

Mr. & Mrs. Mueller, Family
6696 Rhodes Ave. mikemue2@comcast.net
Placerville
CA 95667

PrimaryInterest: Both

Comments

We ask that this process be stopped at once, as it s unnecessary and a huge waste of money and resources!

Notice of Preparation Public Comment Form

Friday, July 06, 2012

Sam Real
PO Box 245
Mt. Aukum
CA 95656

public
dnsr0401@yahoo.com

PrimaryInterest: Zoning Ordinance Update

Comments

'd like to receive updates on the Zoning Ordinance and where you are at present on the Review process Task ?

Notice of Preparation Public Comment Form

Thursday, July 05, 2012

Greg Garrett
1681 Starbuck Rd gtgcorp@yahoo.com
Rescue
CA 95672

PrimaryInterest: Zoning Ordinance Update

Comments

The proposed zoning map changes the land use designation for parcel 102-070-37-100 from LDR to RL or RR. Please correct and return to LDR. The mixup on this parcel's designation stems from the recording of a parcel map on the adjoining parcel (102-010-72-100). This map corrected a boundary line error. Prior to the recording of this map, parcel #102-070-37-100 was all zoned one designation for LDR (5 acres). The adjacent parcel was zoned for RR (10 acres). After the map was filed, the designation was not updated to reflect the correct boundary, leaving a 10-30 strip of land appearing to have the adjacent parcel's zoning. Parcel #102-070-37-100 was singularly zoned LDR (5 acres) and should remain as such. This is NOT a mixed zone parcel. Changing the designation would be changing the existing zoning on this parcel incorrectly. I request do not change the zoning from LDR to RR or RL. This parcel should be corrected to show LDR. Thank-you. Greg Garrett 916-806-8325.

Notice of Preparation Public Comment Form

Thursday, June 21, 2012

Loch Henson
PO Box 1514 lochhenson@gmail.com
Diamond Springs
CA 95619

PrimaryInterest: Targeted General Plan Amendments

Comments

I would like consideration to allow OUTSIDE THE STRUCTURES home business activities to be conducted on my property.

Notice of Preparation Public Comment Form

Thursday, June 21, 2012

Lloma Alameda
2001 Green Valley Rd
el dorado hills
CA 95762

Lloma@sbcglobal.net

PrimaryInterest: Both

Comments

Dixon Ranch proposal.
1) High density housing is not conducive to what surrounds this project. Homes w/acreage on 3 sides and large lots on the 4th.
2) Water----always an issue. Wheres it come from and what happens in drought years? Can't keep adding water consumers.
3)No TOPO map. Current map looks like a layover. What happens to all the Oaks?
4)Traffic on Green Valley Rd. Awful now. Green Springs Ranch n Sterlingshire need stop lights. So would this project. What happens to me, my access? I live across the street of proposed entrance.

No high density developments in El Dorado County. Thats not what our County is all about.

Notice of Preparation Public Comment Form

Sunday, June 17, 2012

Nancy Coffee
1196 Malcolm Dixon Road
El Dorado Hills
CA 95762

najava1@sbcglobal.net

PrimaryInterest: Both

Comments

It is my understanding that one of the proposed changes is to have current residents pay for any required infrastructure rather than the developers. This is outragious and so wrong! We strongly object to this proposal. IN NO WAY SHOULD THIS EVER BE THE CASE for any development. Please do not incorporate this into any Plan or Zoning Ordinance. It is unacceptable.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: TGPA comments

1 message

The BOSTWO <bostwo@edcgov.us> Fri, Jul 13, 2012 at 3:46 PM
To: tgpa-zou@edcgov.us

Thank you.

Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

——— Forwarded message ———
From: **Patricia Chelseth** <pchelseth@gmail.com>
Date: Sat, Jul 7, 2012 at 6:02 PM
Subject: TGPA comments
To: The BOSFOUR <bosfour@edcgov.us>, bostwo@edcgov.us, Bosone@edcgov.us, Bosthree@edcgov.us, bosfive@edcgov.us, Pratt.dave@edcgov.us, Rain.lou@edcgov.us, "heflin.tom@edcgov.us" <Frantz.paula@edcgov.us>

Dear Supervisors and Planners, here are some of my comments regarding the Targeted general plan and zoning update. Please look them over. The online form only allowed for 1000 characters. I am bringing them in personally on Monday. My comments are only in relation to what I see of course, but I believe there is much wrong and some right with this plan. It looks like the general premise is from a citified point of view instead of a countrified view, which is our county. We need to look at releasing restrictions on home occupations, local food sales etc. I believe this is not the intent of this current plan. The fewer the regulations, the better. If the State or Feds try to "incentivise" the way we grow to their way, by helping fund certain types of projects, we need to scrupulously look at the strings attached. Our county if full of independent folks who just want to be left alone and perhaps opt out of an industrialized system that is far beyond broken. **Supervisors, you were elected by the citizens of this county to protect us (look at your Oath of Office). You were not appointed by the State to do their bidding. I expect you to do so.** Planners, you are paid by the citizens of this county, not the State of California. You act on our behalf, not the States. Please remember all of this when you look at enacting new laws and restrictions. Thank you for your time and effort. I really enjoyed the meeting on the 28th and got to meet our planning commission. The first scoping meeting, on May 30, was a complete waste of time where Kim Kerr basically bulldozed those of us there saying, " They did not have to answer questions and that they would not entertain questions at the meeting. All must be submitted in writing and would not necessarily be answered then either." Her arrogance and abrasiveness put all of us off and some of the citizens resorted to yelling their displeasure.

Non-the-less, Monday is the deadline for comments and I finally had a few hours (about 9) to devote to the area of this process that I could speak to. I will be unable to come to the first two days of the workshop in July, however, I will attend the last two days. Thank you.

Respectfully,

Pattie Chelseth
My Sisters' Farm

In Service to Freedom, Love & Laughter

"Our safety, our liberty depends on preserving the Constitution of the United States as our fathers made it inviolate. The people of the US are the rightful masters of both Congress and the courts - Not to overthrow the Constitution, but to overthrow the men who pervert the Constitution"|

-- Abraham Lincoln

180124

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Thank you.

Zoning_Comments.doc
26K

In regards to the TGPA and Zoning plan update I have some general comments and then some specific questions.

In general, the way the plan is written, it has a tendency of reducing the restrictions of big development and hits the little guy with more restrictions.

Based upon the purpose stated in 17.10.10 section C. How can there be even consideration of denser housing levels with the water shortages we have in this county and the State of California? What would the **environmental impact** of increasing housing density on available water resources? What **cultural impact** would it have on the rural nature of our county? As two alternatives, what would be the impact of leaving it the way it is, or what would be the impact of a decrease in housing density in consideration of this vital resource as a more realistic alternative; especially in lieu of the fact that agriculture is a major industry in need of water here?

In regards to **high density residential regions**, what would be the impact of requiring community gardens to be provided, which could also qualify as part or all of the open space required. This would fit better into sustainable and affordable food sources and less need to travel outside the area, decreasing the carbon footprint.

In Article 8, the Glossary, There are several definitions that need to be revised.

Domestic Farm Animal should also include rare, heritage breeds of livestock and poultry that are not necessarily considered "normally domesticated" to help increase bio and genetic diversity.

Livestock, High Density (Use Type)- As written, this includes most of the domestic animals in El Dorado County. The phrase "where the primary source of food is other than the vegetation grown on site" should be deleted. The examples sited are feed lots, dairies, (it should state **Large Dairies**, as CDFA is working on creating rules for small and micro-dairies to help support local communities) and similar operations, such as Confined Animal Feeding Operations, (CAFOs)

How would **High Density Livestock** impact the purpose of **17.10.10 section F**?
Maintain and protect the county's natural beauty, vegetation, air and water quality, natural landscape features, etc.

What impact would **High Density Livestock** have on **available water resources**, aesthetics and animal health in our rural county. The carbon footprint to haul in large amounts of GMO corn and grain, which is a primary food for these operations, is also unsustainable.

Under Article 2, 17.24.020 Cropland and Orchards are not permitted if the lot size is under 3 acres. What is the **economic and cultural impact** of not allowing the sale of one's abundance? If this is an issue of chemical spraying etc. Perhaps this can be modified to include no applications of dangerous pesticides or herbicides. Most folks at

this level grow organically and sustainably. It is about local healthy food and folk should be allowed to share their bounty and again, have some form of monetary compensation if they choose.

Stables (use type) Private This definitions does not take into account boarding of domestic livestock for folks who don't have the land to do so, but want to own an animal in whole or in part, for their own healthy food source. The coming food sovereignty ordinance allows for this type of activity. It should be redefined as; an accessory building to a primary residential use that is used to shelter horses and other domestic farm animals, or for training and horse boarding consistent with a home occupation. Or perhaps there should be a similar type of definition for a Barn. It is not defined, but is in the Zoning along with Stable.

.

Under Article 4, 17.40.080 section C.

How will limiting all livestock to lots greater than one acre impact the **cultural lifestyle**, such as 4-H and the **economic viability** of raising one's own healthy food. Perhaps an alternative to allow for small livestock, such as Rabbits, Chickens, perhaps a milk goat on these smaller parcels would create a more sustainable lifestyle and community. There are already communities in this county, with CC&Rs, for those who don't like the rural qualities of El Dorado County.

Under Article 4, 17.40.080 section D.

If animal keeping is permitted, why prevent animal slaughter for one's own use? What **cultural impact** does adding this restriction have on a residents ability to sustain themselves? What **cultural impact** on 4-H and FFA? What **health impact** by not allowing those who choose to raise their own chemical free food animals? What **economic impact** on those who would supplement their income from the sale of their excess bounty and for **access** to those who wish to know their "farmer" and buy healthy food? **How does this restriction encourage economic activities creating potential employment opportunities in the county, even if only part time**?

Matagrano Vineyard

Frank and Pat Matagrano
5080 Petersen Ln.
Lotus, CA 95951

July 12, 2012

Kim Kerr
Assistant Chief Administrative Officer
330 Fair Lane
Placerville, CA 95667

RE: El Dorado County Draft Zoning Ordinance

Dear Ms. Kerr:

I own 80 acres of AE zoned land (APN 105-100-11) with 20 acres of grapes and olives that I am actively farming in the Lotus area. In 2008, I opted to enroll my land in the Williamson Act because I am committed to continuing my agricultural enterprise in the future and am enjoying the benefits of being zoned AE. This helps protect my farming practices from complaints by neighboring parcels, non-compatible activities and development in the area. Currently all of the property surrounding my vineyard is zoned RA-20 and RA-40, which helps maintain the rural character of the area and is compatible with my farming activities.

My property was previously zoned RA-40 which limited my parcel size to 40 acres. Upon entering the Williamson Act I can no longer subdivide my property into two 40 acre parcels which in effect is a down zoning and reduced the value of my property if I or my heirs were to decide to sell the property. I did this voluntarily because I and my heirs are committed to continue farming my property for many years. I am opposed to any rezoning that would reduce the current parcel size in my area.

The Board of Supervisors is currently reviewing a Draft Zoning Ordinance which would, as I understand it, do away with the Residential Agriculture (RA) Zone and replace it with Planned Agriculture (PA) or Limited Agriculture (LA) Zoning. Property owners would be given a choice of changing their zoning to PA or LA, which I do not have a problem with as long as the minimum parcel size remains as the current zoning. ***If the zoning change were to change the parcel size I would strongly oppose it as it would have very negative impact on my farming enterprise.***

I also understand that one of the options being considered is to allow property owners the option of changing their zoning to Residential (R). With this option adjacent property owners could sub-divide their parcels to 5 acres. This would have a devastating impact on my agricultural enterprise and I strongly encourage the Board not consider this option.

To rezone the property in the Lotus area currently RA to a zone that would allow properties to be sub-divide into smaller parcel sizes would have a dramatic negative impact on my farming operation and the rural character of the area.

5080 Petersen Ln. Lotus, CA 95951
Ph. 530-621-0661

180125

-XXQXX6-

To obtain access to my property and all of the surrounding parcels requires individuals to cross a narrow bridge and travel a private road owned by our homeowners association. In addition there is no fire road to exit the area as the road is a dead end. The current infrastructure will not support any more parcels. Before changing the zoning ordinance to allow these parcels to be subdivided the Board should require a full review and hearing process to evaluate the impact of such action, NOT through a zoning ordinance.

Again I am opposed to any rezoning that would reduce the current minimum parcel size in my area but I would support rezoning of the area to maintain the current minimum parcel size allowed under current zoning ordinances.

Sincerely Yours,

Frank Matagrano

Frank Matagrano

Cc: Board of Supervisors
El Dorado County Agriculture Commission
El Dorado County Farm Bureau

2300 Larsen Drive, Camino, CA 95709
Ph. 530-647-2541 FAX 530-647-0566 Email bsnodgrass@innercite.com

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: My comments from yesterday on-line

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 17, 2012 at 3:43 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: **Linnea Marenco** <ldmarenco@yahoo.com>
Date: Tue, Jul 17, 2012 at 3:32 PM
Subject: Re: My comments from yesterday on-line
To: Shawna Purvines <shawna.purvines@edcgov.us>

Submitted by Linnea Marenco

July 16, 2012

Board of Supervisors/Planning Commission Joint Workshop

Glossary Article 8

1. Page 12 **Grazing.** (Use Type) The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures.

   What is the definition of 'domestic' farm animal? Is there a minimum size parcel or number of animals necessary to qualify as grazing land?

   To show the importance of grazing in El Dorado County, it should be noted that livestock (22%) is the second highest overall gross crop value and hay/pasture is the 4th top agricultural commodity (12%) in El Dorado County in 2010 by proportion of the overall gross crop value; (From the El Dorado County Environmental Checklist Agricultural Resources, Page 2-5 May 2012 Initial Study EDC TGPA and ZO Environmental Impact Report ICF 00103.12 12-0267 5C 5 of 53).

2. **Livestock, High Density**. Page 14 (Use Type) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site, such as dairies, feedlots, and similar large-scale operations.

   What is the definition of large-scale? What if I have, for example, 5 horses, I sell them, and feed purchased hay? Is that a high density livestock large-scale operation?

3. Page 12 **Home Occupation**: this definition must be changed in the Glossary. We support a home occupation allowed inside and outside the structure and with limited clients and limited employees allowed on-site outside. A good example of home occupation which must be conducted outside would be Equine Assisted Growth and Learning and Counseling. EAGALA is an excellent model of this experiential type of counseling, growth, and learning. EAGALA work requires a minimum of two certified practioners, and groups of individuals possibly up to 12 or more at a session. Many court-ordered teens, as well as returning military war veterans, and high-trauma individuals and families are well served through EAGALA assistance.

   Glossary now reads: **Home Occupation.** (Use Type) Any business operated out of a residential dwelling or accessory structure by a resident of the premises and that is incidental and subordinate to the residential use of the property, such as work performed exclusively by telephone, mail, or over the internet; home offices; small scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors. (See Section 17.40.170: Home Occupations).

   Should read: **Home Occupation.** (Use Type) Any business operated on a residential property by a resident of the premises that is incidental and subordinate to the residential use of the property. Work may be performed by telephone, mail, over the internet, or by appointment with clients on the premises, either inside or outside the structures. Limited employees are allowed. (See Section 17.40.170: Home Occupations).

4. Page 27 **Special Events.**

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(Use Type) Temporary events that are usually held outdoors whether or not for compensation, such as auctions, carnivals, rodeos, concerts, and religious revival meetings. Special events may be further defined based on the use types below:

Special Events, Wineries. Events held on site that are not considered to be tasting or marketing activities, as described in Section 17.40.400 (Wineries), such as charitable, promotional, or facility rental events, including those listed under "Special events, Ranch Marketing", below.

Special Events, Ranch Marketing. Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. (See Section 17.40.260: Ranch Marketing).

Add a third category:

Special Events, General: events similar to those mentioned above which are allowed but are not restricted to wineries or ranch marketing.

5. **Specialized Education and Training. Page 27** (Use Type) Private establishments providing training or education programs where all activities are carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses.

(Should allow for outdoor education and training programs. We are a county with many marvelous outdoor natural resource activities, such as river rafting, hiking, biking, horseback riding, photography, etc., and we should be allowed to conduct specialized education and training about our natural resources and agricultural activities outdoors.)

Change to: Private establishments providing training or education programs where activities may be carried on inside or outside a building, such as vocational schools, drama, dance or music studios, agricultural training, language schools, computer training centers, appreciation of natural resources, and similar non-industrial type uses.

Or change to: **Specialized Education and Training.** (Use Type) Private establishments providing training or education programs activities are generally carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses. Activities outside may also be allowed such as equine assisted growth and learning, education and training about natural resources, agricultural programs, river rafting, hiking, etc.

6. **Stables.** ***Article 8 Glossary*** **Page 28 Draft El Dorado County Code** (Use Type) Stables are divided into the following categories:

Commercial. Facility for keeping horses available to the public for hire. This may also include larger facilities that specialize in equestrian training, exhibitions, and boarding; and their accessory structures, such as arenas, spectator stands, and training facilities.

Commercial stables do not include the keeping of horses for personal use, training, or horse boarding consistent with a home occupation. (See Section 17.40.210: Outdoor Recreation Facilities).

(9 or more horses is Commercial)

Private. An accessory building to a primary residential use that is used to shelter horses and other domestic farm animals for the exclusive use of the property owner or occupant, or for training and horse boarding consistent with a home occupation. (See Section 17.40.170: Home Occupations).

17.40.210 Outdoor Recreational Facilities

A. Purpose. The purpose of this Section is to ensure that adequate outdoor recreational facilities are available to the residents of the County while providing standards for the development of said facilities in order to protect the public health, safety, and welfare.

B. Applicability. Commercial or public outdoor recreational facilities are subject to the provisions of this Section where permitted under the use matrices for the zones. The standards under this Section do not affect swimming pools, tennis courts, or similar facilities that are accessory to an individual residence or a multi-unit residential complex and not open to the public, or that are accessory to a school.

(What zones allow for a commercial stable? Not RE-10 and not PA.) What is required to be/continue a horse boarding facility of 9 or more horses? What is the cost.) (Do we really want to limit horse boarding of 9 or more to be commercial?)

Article 2

1. Page 10 Table 17.21.020 The Heading of Ag and Resource now includes Rural to distinguish rural from agriculture and resource zones.

Recommendation: Add Rural to title on Use Matrix (and elsewhere throughout the entire draft El Dorado County Code which now includes Rural Lands in the Ag and Resource Zones/Codes such as 17.21.010A and 17.21.010A.4 and Home Occupation Ordinance)

Ordinance).

2. Page 10 Chapter 17.21

Add optional 10 acre minimum lot size in RL zone to EIR project description in order to address Planning Commission and Board direction to consider as part of the analysis. Correct inconsistencies of RL size throughout documents to 10 acres. For example 12-0267 4C 7 0f24 lists RL zone at (20-160).

— On **Tue, 7/17/12, Shawna Purvines <shawna.purvines@edcgov.us>** wrote:

> From: Shawna Purvines <shawna.purvines@edcgov.us>
> Subject: Re: My comments from yesterday on-line
> To: "Linnea Marenco" <ldmarenco@yahoo.com>
> Date: Tuesday, July 17, 2012, 2:26 PM
>
> I didn't have anything attached. Do you want to try again?
>
> On Tue, Jul 17, 2012 at 11:42 AM, Linnea Marenco <ldmarenco@yahoo.com> wrote:
>
> > Shawna,
> >
> > Here is an on-line version of my comments from yesterday BOS/Planning Commission joing workshop should this help. I made a few minor changes from what I handed to you yesterday in hard copy. Either will suffice, but this version mentions EAGALA (Equine Assisted Growth and Learning).
>
> --
>
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–

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Thank you.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Zoning Ordinance Update Workshop - revsion requests

1 message

Lisa Couper <lcouper@fastkat.com> Thu, Jul 19, 2012 at 4:26 PM
Reply-To: Lisa Couper <lcouper@fastkat.com>
To: Shawna Purvines <TGPA-ZOU@edcgov.us>, Ray Nutting <bostwo@co.el-dorado.ca.us>, bosone@co.el-dorado.ca.us, bosthree@co.el-dorado.ca.us, bosfour@co.el-dorado.ca.us, bosfive@co.el-dorado.ca.us

To the El Dorado County Board of Supervisors and the Planners working on this project,

I have attached suggestions for revision and completion of the Zoning Ordinance Update as well as some documents on Farm-Stays and kitchen regulations for Bed and Breakfast and Farm Stays.

Thank you for your consideration of these changes.

Lisa

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3 attachments

Zoning Ordinance Update Revision Suggestions LCOUPERDVM.doc
515K

AgTourismFarmstays.pdf
1399K

BandB_Ag_HomestayGuideline7-08Att10.pdf
140K

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CALIFORNIA CONFERENCE OF

DIRECTORS OF ENVIRONMENTAL HEALTH

BED AND BREAKFAST / AGRICULTURAL HOMESTAY FOOD FACILITIES GUIDELINES

revised July, 2008

This guideline was first revised in June 2000. This second revision was completed by the Bay Area Food Technical Advisory Committee in response to the adoption of the California Retail Food Code (CRFC).

BACKGROUND

Section 113893 of the California Retail Food Code (CRFC) defines a restricted food service facility as either a bed and breakfast inn (B&B) or an agricultural homestay facility. Traditionally B&Bs have been owner-occupied single family homes that rent a few bedrooms to overnight guests and provide a morning meal. The definition in CRFC expands this concept to include facilities with up to 20 guestrooms. An agricultural homestay is different from a B&B in that it must be an actual farm that produces agricultural products as its primary source of income. It is restricted to six guestrooms and may serve meals at any time.

The following guidelines have been prepared and revised by the California Conference of Directors of Environmental Health (CCDEH) Bay Area Food Technical Advisory Committee with input from the CCDEH Southern California, Northern California, and Central Valley Food Technical Advisory Committees.

SCOPE

These guidelines are intended to provide guidance to local health jurisdictions and that part of the B&B/Agricultural Homestay industry that is involved with food preparation and service. Local environmental health agencies that deal with B&Bs and Agricultural Homestays are encouraged to adopt these guidelines in the hope that uniform statewide interpretation and enforcement along with professional judgment and a reasonable, practical application of CRFC will benefit both regulatory and industry interests alike.

Environmental health considerations other than food, such as water and sewage disposal systems, swimming pools, and spas are briefly addressed in the Question & Answer part. Operators of B&Bs and Agricultural Homestays should contact their local building, planning, and fire authorities, as well as their environmental health authority, for more information on these issues.

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DEFINITIONS

1. **Agricultural Homestay -** is included in the definition of a "Restricted Food Service Facility" in CRFC. It is a food facility that has six or fewer guestrooms and is restricted to a maximum of 15 guests. The Agricultural Homestay must be located on and be a part of a farm that produces agricultural products as its primary source of income. It must meet the definition of a farm as defined under Section 52262 of the Food and Agricultural Code (See Farm definition, below). The lodging and meals must be incidental to, and not the primary function of, the Agricultural Homestay. The Agricultural Homestay may serve meals and light foods or snacks to its registered guests at any time. The price of the food must be included in the price of the overnight accommodation (CRFC Section 113893).

2. **Approved -** means acceptable to the enforcement agency based upon a determination of conformity with applicable laws. If there are no applicable laws, the enforcement agency may base decisions upon current public health principles, practices, and generally recognized industry standards that protect public health (CRFC Section 113734).

3. **Bed and Breakfast Inn -** is included in the definition of a "Restricted Food Service Facility" in CRFC. It is a food facility with 20 guestrooms or less. The B&B may only serve food to its registered guests. The food service is restricted to breakfast or a similar early morning meal, and light foods or snacks. The price of the food must be included in the price of the overnight accommodation. When other meals are served or meals are served to people other than registered guests, the facility ceases to be a B&B and must meet all of the requirements of CRFC for a food facility (CRFC Section 113893).

4. **Equipment** – means an article that is used in the operation of a food facility, including but not limited to, a freezer, grinder, hood, icemaker, meat block, mixer, oven, reach-in refrigerator, scale, food and utensil shelving and cabinets, sink, slicer, stove, table, temperature measuring device for ambient air, or a warewashing machine (CRFC Section 113777).

5. **Farm** - Under Section 52262 of the Food and Agricultural Code, a farm is defined as: "a place of agricultural production which has annual sales of agricultural products of $1000 or more." An Agricultural Homestay must meet this definition of a farm and farming must be the primary function of the Agricultural Homestay.

6. **Food** - means any raw, cooked, or processed edible substance, ice, beverage, an ingredient used or intended for use or sale in whole or in part for human consumption, and chewing gum (CRFC Section 113781).

7. **Light food or snack** - means foods eaten between meals requiring limited food preparation such as beverages, cheese, crackers, candy, fruits, nuts and appetizers including potentially hazardous foods. A light food or snack does not include food items that would normally constitute a meal. The light food or snack should not be served so as to be intended as a sit down meal (CRFC Section 113893).

8. **Potable Water** - means water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act [Chapter 4 (commencing with Section 116275) of Part 12], to the extent permitted by federal law (CRFC Section 113869).

9. **Potentially Hazardous Food** - means food that is capable of supporting the rapid and progressive growth of infectious or toxigenic micro-organisms, the growth and toxin production of Clostridium botulinum, or, in raw shell eggs, the growth of salmonella enteritidis. Most perishable foods are potentially hazardous (CRFC Section 113871).

STRUCTURAL GUIDELINES

Structural Requirements

The majority of B&Bs and Agricultural Homestays are single-family style homes with non-commercial kitchens. Some B&B Inns and Agricultural Homestays have historical value or are formally recognized historical landmarks. Most have few rooms and limited food preparation. Therefore, professional discretion is necessary when applying construction requirements to B&Bs and Agricultural Homestays.

Since CRFC allows Agricultural Homestays to serve meals at any time, and permits up to 20 guestrooms in a B&B, facilities with extensive food service may warrant equipment and construction standards similar to those for a full-service restaurant. Local building and fire authorities should also be consulted for construction standards.

1. **Floors:** The floor surface in the kitchen area may not have to meet the requirements of a full service restaurant; however, it must be of durable construction, smooth, nonabsorbent and easily cleanable. Coving may be required where extensive food preparation occurs to facilitate cleaning (CRFC Section 114268).

2. **Walls and ceilings:** Existing walls and ceilings need not meet standards other than those of cleanliness and sanitation. New and replacement walls and ceilings shall be durable, smooth, nonabsorbent, and easily cleanable, meeting the requirements of CRFC Section 114271 (CRFC Section 114271).

3. **Lighting:** In most B&B and Agricultural Homestay kitchens, domestic incandescent lighting and fluorescent lighting with protective covers are satisfactory (CRFC Section 114252).

4. **Ventilation:** Adequate ventilation shall be provided to remove gases, odors, steam, heat, grease, vapors, and smoke from the facility.Where circumstances warrant, mechanical ventilation may be necessary. However, commercial hoods that comply with the Uniform Mechanical Code may not be required (CRFC Section 114149.1).

5. **Refrigeration:** Adequate capacity to maintain food at or below 41°F is required, but the refrigerator need not meet an American National Standards Institute (ANSI) standard for commercial refrigeration. Commercial refrigeration may be necessary to ensure proper cooling and holding temperatures for large quantities of food [CRFC Section 114130 (b)].

6. **Utensil washing:** All food facilities in which food is prepared or multiservice utensils and equipment are used shall provide manual methods to effectively clean and sanitize utensils (CRFC Section 114095).

   B&Bs and Agricultural Homestays must provide at least one of the following for washing of dishes and utensils:
   a) A three-compartment metal sink with dual integral metal drainboards (Section 114099 a through c); or
   b) A commercial or domestic dishwasher that is capable of providing heat of at least 160° F to the surface of the utensils [CRFC Section 114101 (d)].

7. **Handwashing Facilities:** For kitchens built or extensively remodeled after January 1, 1996, a separate handwashing sink in food preparation areas and warewashing areas is required. For older kitchens the domestic kitchen sink may be used for handwashing. Soap and single-use paper towels in dispensers are required (CRFC Section 113953).

8 **Food Storage:** Adequate, dedicated space shall be provided for the storage of food. All food must be stored at least six inches off the floor or in cabinets. Cased food in waterproof containers such as bottles or cans may be stored on a floor that is clean and not exposed to moisture (CRFC Section 114047).

Structural Exemptions

CRFC contains exemptions for Restricted Food Service Facilities that do not apply to other

food facilities. The intent of the exemptions is to provide less restrictive requirements to facilitate the use of a private home as a B&B. References to CRFC below are not intended to be all-inclusive. The following is a summary of the exemptions:

1. **Separation of Living Quarters:** A room used as living or sleeping quarters or an area directly opening into a room used as living or sleeping quarters may be used for conducting food facility operations provided that no sleeping accommodations are allowed in any area where food is prepared or stored [CRFC Section 114285 (c)].

2. **Posting Signs:** A B&B or Agricultural Homestay is not required to post signs in toilet rooms located in guestrooms [CRFC Section 113953.5 (b)].

3. **Equipment Standards:** Food service equipment need not be certified or classified for sanitation by an American National Standards Institute (ANSI) accredited certification program for commercial grade equipment. Residential equipment that is in good working condition is allowed. However, approved commercial equipment is recommended, especially for refrigerators and dishwashers (CRFC Section 114130).

4. **Domestic Dishwasher:** A commercial dishwasher or domestic dishwasher may be used. A domestic dishwasher must be capable of providing heat of at least 160°F to the surface of the utensils [CRFC Section 114101 (d)].

5. **Janitorial:** A B&B or Agricultural Homestay is not required to have a mop sink if hot water is available for janitorial purposes and wastewater from janitorial activities is disposed of through an approved sewage disposal system [CRFC Section 114279 (b)].

6. **Dressing rooms and lockers:** Lockers or other employee storage facilities are not required but no person shall store clothing or personal effects in any area used for the storage and preparation of food [CRFC Section 114256.1(c)].

OPERATIONAL GUIDELINES

This guideline is intended as a summary of applicable sections of CRFC as they apply to the operation of B&Bs and Agricultural Homestays. The summary is for information only and is not intended to be cited as law. Please refer to the complete sections of CRFC for the text of the law.

Operational Requirements

1. **Food Sources** - All food intended for consumption by guests shall be from an approved source. Approved sources include an acceptable producer, manufacturer, distributor, permitted food facility or Certified Farmers' Market (CRFC Section 113735). Home-grown fruits, vegetables, herbs, mushrooms, other produce, honey and eggs require approval from the County Agricultural Commissioner. Any pesticides or fertilizer used in the production of homegrown produce shall be used in a manner consistent with its labeling.

   Since Agricultural Homestays are by definition a farm, agricultural products produced on the

farm of an Agricultural Homestay are approved for consumption by guests. Meats such as beef, pork and lamb must be processed in approved USDA inspected facilities. Poultry, such as chicken, turkey, geese, quail, squab, and duck must be slaughtered in a USDA or CDFA approved facility. Home butchered poultry and custom slaughtered beef that are not processed in a USDA or CDFA approved facility may be served to the family

that raised it, but not to paying guests. Therefore home raised meats are prohibited for service to guests, unless the Agricultural Homestay is a farm approved for raising such livestock and the meat is processed in a USDA/CDFA inspected facility.

Self acquired meats through hunting are prohibited from being served to guests. Guests may be served fish that the guest has acquired by way of sports fishing in accordance with California Department of Fish and Game regulations. Special care should be taken to make sure the guest has acquired the fish in approved waters that are considered safe for fish consumption and that the fish has been held at proper temperatures since harvest. Waters that would be considered safe include those that are free of heavy metals, such as mercury, and other contaminants. The use of home canned foods and meat and dairy products from unapproved sources is also prohibited (CRFC Sections 113735).

Approved	Not Approved
Meats (see above) processed at a USDA inspected facility	Custom slaughtered beef not from a USDA inspected facility
Poultry (see above) slaughtered at a USDA or CDFA approved facility	Home butchered poultry not from a USDA inspected facility
Home raised meats from a farm approved for raising poultry and meats and the meat and poultry is processed in a USDA/CDFA inspected facility	Home raised meats and poultry from a non-approved farm

2. **Food Storage -** All food shall be manufactured, produced, prepared, compounded, packed, stored, transported, kept for sale, and served so as to be pure and free from adulteration and spoilage; shall be protected from dirt, vermin, unnecessary handling, droplet contamination, overhead leakage, or other environmental sources of contamination. Adequate and suitable space shall be provided for the storage of food. All food shall be stored at least 6 inches off the floor or under other conditions that are approved. Pressurized containers, cased food in waterproof containers such as bottles or cans, and milk containers in plastic crates may be stored on a floor that is clean and not exposed to moisture [CRFC Sections 113980, 114047 (a-d)].

3. **Nonfood Storage** - Nonfood items shall be displayed and stored in an area separate from food. Only those insecticides, rodenticides, and other pesticides that are specifically

approved for use in a food facility may be used. All poisonous substances, detergents, bleaches, cleaning compounds, and all other injurious or poisonous materials shall be used and stored in containers specifically and plainly labeled as to contents, hazard, and use, except for those products held for retail sale. All poisonous substances, detergents, bleaches, cleaning compounds, and all other injurious or poisonous materials shall be stored and used only in a manner that is not likely to cause contamination or adulteration of food, food contact surfaces, utensils, or packaging materials. Medicines that are in the facility for the employees' use shall be labeled and stored so as to prevent the contamination of food, equipment, utensils, linens, and single-use articles. First aid supplies shall be stored in a labeled kit that is located to prevent the contamination of food and food-related items (CRFC Sections 114254, 114254.1, 114254.2, 114256.2, 114256.4).

4. **Food Preparation and Temperature Control -** All potentially hazardous food, excluding raw shell eggs, shall be held at or below 41°F or shall be kept at or above 135°F at all times. Raw shell eggs, unshucked live molluscan shellfish and pasteurized milk and milk products in original sealed containers may be held between 41°F and 45°F (CRFC Section 113996). Frozen potentially hazardous foods shall be stored and displayed in their frozen state unless being thawed. Potentially hazardous foods shall be thawed only by the following methods:
   1) In refrigeration units
   2) Under cool running water (70°F or less) for no more than 2 hours
   3) As part of the cooking process
   4) In a microwave oven if immediately prepared (CRFC Section 114020).

   Each refrigeration unit and cold or hot holding unit used for potentially hazardous food shall be equipped with a thermometer that is easily readable and accurate to plus or minus 2°F. In order to test the temperature of all foods, an accurate, easily readable metal probe thermometer shall be readily available on the premises (CRFC Section 114157, 114159).

   Sulfites shall not be added to fresh fruits or vegetables intended for consumption or to any potentially hazardous foods (CRFC Section 113988).

5. **Self-Service Display of Food -** Special care should be taken to ensure that self-service display of food, such as at a buffet, remains safe for guests. Sneeze guards or protective covers are required to shield the food from overhead contamination. Suitable food dispensing utensils with handles such as spoons, tongs or forks shall be used so that unnecessary handling of the food is avoided. Use of refrigerators, ice baths, steam tables and "canned heat" type heating devices should be used to keep cold foods 41°F or below and hot foods 135°F or above.

   Potentially hazardous foods may be displayed for service using time as a public health control for a maximum of 4 hours if handled in accordance with Section 114000 of CRFC. No unpackaged food that has been served to any person or returned from any eating area shall be served again or used in the preparation of other food.

   It is recommended that the facility use a food service plan that is approved by the local enforcement officer to make sure that proper food handling practices are followed (CRFC Sections 114000, 114079, 114060, 114063).

6. **Food Handlers -** The owner or an employee of the B&B or Agricultural Homestay shall have passed an approved and accredited food safety certification exam. A facility that commences operation, changes ownership, or no longer has a certified owner or employee shall have 60 days to comply (CRFC Section 113947.1)

   No employee shall commit any act that may result in the contamination or adulteration of food, food contact surfaces, or utensils. Food employees shall keep their fingernails, trimmed, filed, and maintained so the edges and surfaces are cleanable. All employees preparing, serving, or handling food or utensils shall wear clean, washable outer garments, or other clean uniforms. All food employees shall wear hair restraints such as hats, hair coverings, or nets that are designed and worn to effectively keep hair from contacting unpackaged food, clean equipment, utensils, linens, and unwrapped single-use articles. All employees shall thoroughly wash their hands and any exposed areas of the arms that may contact food by vigorously rubbing them with cleanser and warm water, paying particular attention to areas between the fingers and around and under the nails, rinsing with clean water (CRFC Section 113967, 113968, 113969, 113971, 113953.3).

   Food employees experiencing persistent sneezing, coughing, or runny nose that is associated with discharges from the eyes, nose, or mouth that cannot be controlled by medication shall not work with exposed food, equipment, utensils, or linens. .Food employees shall report to the person in charge if they are diagnosed with 1 of the 7 reportable illnesses or if they have a lesion or wound that is open or draining on their hands, wrists, exposed portions of the arms, or other parts of the body (CRFC Section 113949.2, 113974).

7. **Washing and Sanitizing -** Food shall only contact surfaces of equipment and utensils that are cleaned and sanitized (CRFC Sections 114113).

8. **General Sanitation -** No sleeping accommodations shall be allowed in any area where food is stored, prepared, or served (CRFC Section 114285).

   Hot water must be available for janitorial purposes. Waste water from janitorial activities cannot be disposed of in any sink used for hand washing, utensil washing, or for the preparation of food (CRFC Sections 114123, 114279).

   Adequate and suitable space shall be provided for the storage of clean linens, including cloth napkins, tablecloths, wiping cloths and work garments. Soiled linens shall be kept in cleanable containers provided only for this purpose and shall be laundered after each use. Wiping cloths that are in use for cleaning food spills shall not be used for any other purpose. Wiping cloths used to wipe food spills shall be used only once, or may be used repeatedly if held in a sanitizing solution with a concentration of one of the following: 100 ppm available chlorine, 25 ppm available iodine, or 200 ppm available quaternary ammonium. The sanitizing solution should be changed frequently so that it remains clean and clear and meets the proper concentration (CRFC Section 114099.6, 114185.1, 114185.4).

9. **Animals and Vermin -** B&B's and Agricultural Homestays shall be fully enclosed and constructed, equipped, maintained, and operated as to prevent the entrance and harborage of animals, birds, and vermin, including, but not limited to, rodents and insects

(CRFC Sections 114259, 114266). Live animals are not allowed in a food facility, except that pets are allowed in the common dining areas of restricted food service facilities at times other than during meals if all of the following conditions are satisfied: (a) Effective partitioning and self-closing doors separate the common dining areas from food storage or food preparation areas. (b) Condiments, equipment and utensils are stored in enclosed cabinets or removed from the common dining areas when pets are present. (c) Dining areas including tables, countertops, and similar surfaces are effectively cleaned before the next meal service (CRFC Section 114295.5).

10. **Garbage -** The premises of each food facility shall be kept clean and free of litter, rubbish, and vermin. Each food facility shall be provided with any facilities and equipment necessary to store or dispose of all waste material. All food waste and rubbish containing food waste shall be kept in leak proof and rodent proof containers and shall be contained so as to minimize odor and insect development by covering with close-fitting lids or placement in a disposable bag which is impervious to moisture and then sealed. Trash containers inside a food facility need not be covered during periods of operation. All food waste and rubbish shall be removed and disposed of in a sanitary manner as frequently as may be necessary to prevent the creation of a nuisance (CRFC Section 114244, 114245.1, 114259.1).

11. **Water and Sewer -** An adequate, protected, pressurized, potable supply of hot water, at least 120°F, and cold water shall be provided. The water supply shall be from an approved water system. The potable water supply shall be protected with a backflow or back siphonage protection device, as required by applicable plumbing codes (CRFC Section 114192).

    All plumbing and plumbing fixtures shall be installed in compliance with local plumbing ordinances, shall be maintained so as to prevent any contamination, and shall be kept clean, fully operative, and in good repair. All liquid wastes shall be disposed of through the plumbing system that shall discharge into the public sewerage or into an approved private sewage disposal system (CRFC Section 114190, 114197).

    In each food facility, there shall be provided clean toilet facilities in good repair for use by employees. Toilet rooms shall be separated from other portions of the food facility by well-fitting, self-closing doors or by other methods approved by the enforcement officer. Toilet rooms shall not be used for the storage of food, equipment, or supplies. Toilet tissue shall be provided in a permanently installed dispenser at each toilet (CRFC Section 114250, 114276).

    Handwashing facilities shall be provided within or adjacent to toilet rooms and shall be equipped to provide warm water under pressure for a minimum of 15 seconds through a mixing valve or combination faucet. Handwashing cleanser and single-use sanitary towels in dispensers or a heated air hand drying device shall be provided at, or adjacent to, handwashing facilities. Food facilities that were constructed or extensively remodeled after January 1, 1996, shall provide facilities exclusively for handwashing within, or adjacent to, food preparation areas and in warewashing areas (CRFC Sections 113953, 113953.2).

Operational Exemptions

1. **Private Home:** B&Bs and Agricultural Homestays are not considered private homes even though the owner/operator may live on the premises and prepare food there for personal use (CRFC Sections 114021and 114285).

2. **Animals:** Pets are allowed in B&Bs and Agricultural Homestays except in the kitchen, common dining areas, and food storage areas (CRFC Section 114259.5).

3. **Storage:** A separate area for employees to change and store clothes is not required, however, clothing and personal affects shall be stored in an area separate from food preparation and food storage (CRFC Section 114256.1).

QUESTIONS AND ANSWERS

1. How are B&Bs and Agricultural Homestays different from other food facilities?

B&Bs and Agricultural Homestays are food facilities that may provide food only to their registered guests. The price of the food must be included in the price of the overnight accommodation. They are allowed to have a residential type kitchen and other exemptions from CRFC as described in this Guideline. If meals are served to people other than registered guests, the facility ceases to be a B&B or Agricultural Homestay and must meet all of the requirements of CRFC for a food facility (CRFC Section 113893).

2. How is an Agricultural Homestay different from a B&B?

Food service at a B&B is limited to a morning meal and light food and snacks. An Agricultural Homestay may serve meals at any time to its registered guests. An Agricultural Homestay must be located on and be part of a farm, while a B&B does not have this requirement. A B&B may have up to 20 guestrooms, while an Agricultural Homestay may have no more than six guestrooms or accommodates no more than 15 guests.

3. What is a light food or snack?

A light food or snack means foods eaten between meals requiring light food preparation such as cheese, crackers, candy, fruits, nuts and appetizers including potentially hazardous foods. A light food or snack does not include food items that would normally constitute a meal such as soup, quiche, sandwiches, hot pasta dishes, etc.

Cold Potentially Hazardous Foods – When offered to guests at room temperature, (such as buffet style) must be prepared and served within a four-hour time frame. Cold potentially hazardous foods kept available for customer self-service while maintained under refrigeration at 41°F or less are exempt from this time restriction.

Hot Potentially Hazardous Food – When offered to guests, must be pre-cooked at an approved food facility, and must only require heating prior to service. These foods must be prepared and served within a four-hour time frame.

All foods that have been held between 41˚F and 135˚F and have not been consumed within the four-hour time frame must be discarded.

4. Are B&Bs limited to a continental style breakfast?

No, there are no stated or implied restrictions in CRFC concerning the specific foods that can be served. There are limitations, however, that require a B&B operator to:

a) serve only breakfast or similar early morning meal and light foods and snacks,

b) serve food only to overnight guests, and

c) include the price of the food in the price of the overnight accommodation.

5. Can lunch or dinner be served at a B&B?

No, the facility would no longer be a B&B and would have to meet all CRFC requirements for a food facility to serve lunch or dinner.

6. Can breakfast, lunch and/or dinner be served at an Agricultural Homestay?

Yes, an Agricultural Homestay may serve meals at any time.

7. Can a B&B become an Agricultural Homestay so that it may serve more meals than just breakfast?
Can an existing single family dwelling be converted into a B&B or Agricultural Homestay?
Can a motel become a B&B?

Any change in an existing use must first be approved by the local city or county planning department. After such approvals, a local enforcement agency may approve the new use provided it complies with CRFC requirements. For example, a B&B may become an Agricultural Homestay if it meets the definition of a farm and other requirements.

There are many exemptions from code requirements that allow the use of a single family dwelling as a B&B or Agricultural Homestay. See Section III of this guide for a list of structural exemptions.

8. Can a window be used for kitchen ventilation?

Yes, if the extent of cooking does not create excessive grease, heat or steam. If the foods prepared create excessive grease, heat or steam, mechanical ventilation may be necessary. If a window is used for ventilation, it shall be properly screened so as to prevent entrance of insects.

9. Are kitchen floors required to be coved?

A large B&B, or Agricultural Homestay with extensive food service, may warrant the installation of a durable floor with a coved base that extends up the wall at least 4 inches for ease of cleanability. However, B&Bs and Agricultural Homestays are typically small facilities

and professional discretion is necessary when determining floor requirements. Recognition of the facility's stylistic integrity (e.g. historical landmarks) should be considered.

10. Are there special requirements for dishwashers?

Commercial and domestic dishwashers must be installed according to local plumbing ordinances. Domestic dishwashers are permitted if they are capable of providing heat to the surface of the utensils at a temperature of at least 160° F. In most domestic dishwashers, the highest temperature will be reached during the heated drying cycle. Dishwashers designed with a "sanitizing" or "sani" cycle will usually produce the highest temperature. Temperature-indicating test strips or holding thermometers are the most practical means of testing dishwasher temperature.

11. Can the same kitchen be used for private and guest use?

Yes, there is an exemption in CRFC to allow the common use of the kitchen.

12. Can home-grown food be served to guests?

All food must come from an approved source, such as a grocery store, permitted wholesaler, or Certified Farmer's Market. Since an Agricultural Homestay is on and part of a farm, any agricultural products produced on the farm and approved by the County Agricultural Commissioner, or other appropriate agency, may be served.

A B&B typically cannot serve homegrown food to its guests, however, a B&B can serve home grown fruits, herbs and vegetables if they receive approval from the local Agricultural Commissioner. The B&B operator should contact their County Agricultural Commissioner for more information.

13. Can home canned food be served to guests? No**.**

14. Are handwashing signs required in owner or employee toilet rooms? Yes, unless the toilet room is located within a guest room.

15. Can a private well be used?

Yes, however, the water system must meet, as a minimum, the requirements for water from a transient, noncommunity water system under the California Safe Drinking Water Act. The well must be approved and permitted by the local health agency.

16. Can an existing private sewage disposal system be used?

Yes, however, in some cases an evaluation or upgrade may be necessary. Consult the local enforcement agency regarding use of a private sewage disposal system. The sewage disposal system must be approved by the local health agency for the new use.

17. Can a pool or spa be used?

Pools and spas must meet the Health and Safety Code and other applicable codes to be available for guest use.

18. Can pesticides be used?

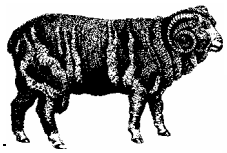
First recourse should be a certified pest control operator. If the infestation is minor, only pesticides approved for use in commercial food facilities may be used.

19. Does a B&B or Agricultural Homestay need to have a "Certified Food Handler"?

Yes, a B&B and an Agricultural Homestay are required to have an owner or employee pass an approved and accredited food safety certification examination if they offer unpackaged food to guests. A facility that commences operation, changes ownership, or no longer has a certified owner or employee shall have 60 days to comply (CRFC Section 113947.1).

20. Does a B&B or Agricultural Homestay need to have a person in charge (PIC)?

Yes. The PIC must be present at all times the food facility is in operation.



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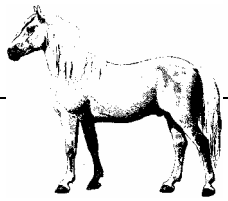
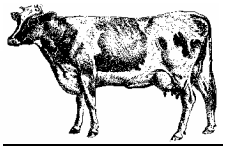

To: Shawna Purvines & EDC BOS Date: 7/19/2012
Senior Planner – El Dorado County
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Zoning Ordinance Update Request for Actions by the EDC BOS

First and foremost I request that you do not approve this document in its current form. It is internally inconsistent, overly restrictive and incomplete. Please consider making the changes suggested by the public and the Board of Supervisors in the workshop. Approved in its current form it will make criminals of many residents and destroy a way of life.

Start with a cataloguing of the terms in the document that require a definition. Place these in the glossary. Have people knowledgeable about a given subject matter review and refine these. For each instance of a term make sure that the definition in the glossary will when applied to the final document have the intended meaning and final result. If there is a table or matrix in the final version make sure it is consistent with the text of the ordinance and does not have unintended consequences such as allowing elephants on less than one acre but not chickens. This is checking for the documents internal consistency.

Second rewrite the Home Occupation sections:

The language in the current Zoning Ordinance captures the gist of what a home occupation should be *(with two modifications show in italics)*:

Home occupation such as *(such as but not limited to)* accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, engineer, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations conducted on the premises or by mail or telephone where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property; the use must be carried on in the residence *(or an accessory structure consistent with the residential zoning)* and be incidental to the residential use of the premises and be carried on by a resident thereon.

Review the list of complaints about home businesses.
Prior to approval have the final version consider review of the ordinance by a group of concerned citizens with home businesses that will be affected, to develop some better wording for the ordinance if needed.

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The ordinance needs to include a method to grandfather-in existing home businesses that are not creating a problem. (Is there another county in California or western state that has a workable ordinance that is not overly restrictive?)
Do not make criminals out of your residents.
Maximize opportunities and capture and contain the revenue within the county.

Third actually write a new Animal Keeping section the draft one is inadequate and inappropriate:

Review history of complaints with regards to animal keeping.

Create a small working group for this area including some one on the ag commission, a person or two that are doing large scale animal rearing in the county, a person or two with a kennel, a groomer, a couple of veterinarians or representatives for them, a agricultural teacher from Ponderosa or the high school in Placerville, a representative from the grange and one from 4H.

Sit down and create a workable set of definitions and restrictions. Maximize allowable keeping while addressing the sources of major complaints. Remember this community is one with a rural agricultural background. People did not move to the county for the shopping and night life.

Eliminate ordinance **17.40.080 D.**

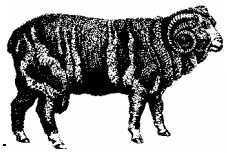
"The slaughtering of fowl or domestic farm animals owned by the property owner or lessee is not permitted in any residential zone, including R1, R1A, R2A, R3A, RE-5, and RE-10."

It is not in the current Zoning Ordinance (I have verified its absence myself) and should not be in this one. An ordinance prohibiting a **slaughter house** would be appropriate here.

With regard to Farm Stays and Ranch Stays:
This is a form of apprenticing or intensive experience to find out what Farm or Ranch living is really like. It involves interns or other parties interested in really learning what this life is like. They work along with the owner, they eat in the same kitchen and they sleep on property (some are just daytime only programs). This is not a dude ranch, it is not a spa, the owner and his/her employees are not catering to a patron they are teaching a student. Knowledge and experience are being traded for labor.

UCD has a good website on the promotion of Agritourism:
http://sfp.ucdavis.edu/agritourism/

I have also attached their PDF on this topic, and some kitchen guidelines.



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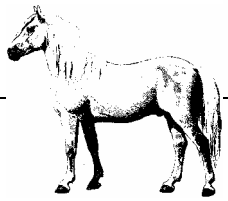
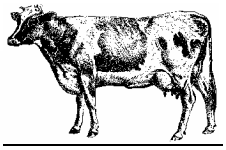

Encourage Small Scale Farming and hobby farming including on residential.

While the Ranch Marketing Ordinances are to permissive in terms of the impact to adjacent property owners in a residential area the Creation of a small scale right to farm ordinance could serve this purpose. Focus on restrictions on traffic, dust and noise production, pesticide spraying while maximizing the potential to grow foodstuffs and horticultural products. We are not talking allowing major events etc here just the ability to market small scale production and avenues to sell them on site (mail order or limited by appointment) or off site (farmers market or coop produce stand.)

The Use Matrix and Written sections need to be consistent with one and other.
Make sure the logical consequences of each is understood and acceptable. There are some major definition issues with crop, vineyard, orchard, and the Residential Use Matrix.

Have provisions for grandfathering-in uses if they are not a source of complaints. If there have been complaints make sure they are valid and not the product of a personal grudge or feud.

Some of the wording in the current zoning ordinance would be applicable to any residential parcel:

Raising and grazing of domestic farm animals and the cultivation of tree and field crops where it does not constitute a nuisance to adjacent properties

Packing and processing of agricultural products produced on the premises without changing the nature of the product

I look forward to seeing these issues addressed and the document brought back before the public in another set of workshops if need be. We must do this as close to correct as possible the first time. The is no rush and the existing draft document is a long way from being what we need in our county.

Signed,

Lisa S. Couper, DVM

University of California
Division of Agriculture and Natural Resources

http://anrcatalog.ucdavis.edu

UC PEER REVIEWED

PUBLICATION 8333 / NOVEMBER 2008

Agritourism enterprises on your farm or ranch: Understanding regulations

HOLLY GEORGE, UC Cooperative Extension Livestock and Natural Resource Advisor, Plumas and Sierra Counties; and **ELLIE RILLA**, UC Cooperative Extension Community Development Advisor, Marin County

Agritourism in California has the potential to profitably direct market farm products and services, to serve as an alternative use of farm and ranch land, or to supplement your farm income. But numerous regulations—many complex—face landowners interested in establishing an agritourism enterprise. Regulations are part of doing business, and your compliance with them helps protect operators as well as consumers from potential liabilities.

You can best address the regulatory bureaucracy by taking it one step at a time. This publication helps you understand regulations, and ANR Publication 8334 explains where to start with these regulations in relation to your agritourism enterprise. You can also learn more about other aspects of the agritourism business in *Agritourism and Nature Tourism in California* (George and Rilla, 2005).

"Agritourism" means any income-generating activity conducted on a working farm or ranch for the enjoyment and education of visitors. This includes the interpretation of the natural, cultural, historical, and environmental assets of the land and the people working on it. Agritourism helps you build supportive relationships with the consuming public both in rural communities and in agricultural areas on the urban fringe. Increased public interaction with area farms and ranches builds an understanding and appreciation for working landscapes that can help maintain or enhance natural resource values too.

Understanding Regulations

Regulations are constraints imposed by federal, state, and local governments, or the legal conditions placed upon your agritourism enterprise. These constraints go hand-in-hand with developing a business plan: you can't know which regulations affect your business until you've thought through your plan, and you can't finish your business plan until you know what you're allowed to do and the financial cost.

Introducing agritourism activities to your facility triggers additional legal requirements. If you are new to agricultural production and processing and you are also starting an agritourism enterprise, you have a lot to learn about regulations!

California law consists of 29 codes that cover a variety of subjects. As you contemplate a new enterprise you may be interested in the Fish and Game Code, the Health and Safety Code, the Food and Agriculture Code, the Business and Professions Code, or the Labor Code. Look for references within these codes at http://www.leginfo.ca.gov/calaw.html. Many county codes are also online at http://www.ordlink.com.

Basic Regulation Categories

To start an agritourism enterprise, you must comply with local requirements and you may need to obtain county zoning approval. You must adhere to regulations that protect the environment, your neighbors, and your visitors. The following sections and tables describe the categories and agencies relevant to agritourism.

Table 1

County Agencies	
Planning Department	Oversees and makes recommendation on land use issues. Coordinates approval process for land use permits.
Building Department	Enforces building codes for new or remodeled structures and issues building permits.
Environmental Health Department	Enforces health codes for food facilities and evaluates new development plans for adequacy of public water supply, septic systems, and environmental impacts of waste disposal.
Public Works Department	Analyzes traffic impacts of development projects and maintains county roads. Issues permits for county-road signs and grading.
Agricultural Commissioner: Weights and Measures Division	Oversees the organic registration process, which can include a site inspection and the use of organic labels. Regulates commercial weighing and measuring devices to ensure accuracy. Issues farmers' market permits. Issues certified producer certificates that allow farmers to actually sell at certified farmers' markets.
Fire Agency	Establishes county fire-prevention codes and enforces them through safety and occupancy inspections.
Tax Collector	Collects taxes for different taxing agencies within the county. Issues business licenses.

Understanding Land Use and Land Development Regulations

County Zoning

Jurisdiction: County

Contact: Planning Department

Zoning permission is the first step in establishing your agritourism enterprise. You need to contact your county planning department about zoning laws that pertain to your property.

Each county has a "general plan" that describes its land use policies. Maps that show the county's land use zones are usually included in the general plan. County zoning governs how parcels in each land use one can be used. Typically, counties update their general plans every 10 years. This update requires a review and sometimes a revision of the zoning and development codes. It's a good idea to stay familiar with the zoning and development codes specific to your land.

Agricultural zoning policies protect farmlands and ranch lands from uses detrimental to agriculture. Zoning codes list allowed farming uses and compatible nonfarming uses for agriculturally zoned land. Each county decides what uses to allow and what conditions or standards to impose on these uses.

Zoning codes distinguish between nonfarm uses that are permitted by right and uses that require a Use Permit. Uses that require a Use permit are subject to conditions, review, and approval. "Permitted by right" means the proposed land use is allowed without special approval as long as it meets zoning and other requirements.

Each county defines its own permit types. Many counties have more than one type of use permit, each with its own type of requirements. The section "Putting the Pieces Together: The Use Permit Approval Process" in ANR Publication 8334 explains the steps you must follow to obtain a use permit.

Table 2

State Agencies	
Department of Public Health	Enforces the California Health and Safety Code. Inspects food-processing facilities regarding products exported from the county.
CALTRANS (state transportation department)	Reviews development proposals for traffic-flow impacts. Issues permits for state-highway signs.
California Environmental Quality Act (CEQA) (state law describing environmental protection standards)	Enforced at county level.
Department of Alcoholic Beverage Control	Issues liquor licenses.
Department of Industrial Relations	Sets occupational health and safety standards. (Employers must have a health and safety plan.)

Some counties have special ordinances for certain agritourism enterprises. These ordinances specify legal requirements and often offer a streamlined permitting process.

Typically, counties update their general plans every 10 years. This update requires a review and sometimes revision of the zoning and development codes. It's a good idea to stay familiar with the zoning and development codes specific to your land.

Building Codes

Jurisdiction: County

Contact: Building Department

When you make structural changes to your operation, you must conform to building code standards. When you renovate old buildings or construct new facilities, you must obtain a building permit from your county's building codes office. Note that all public-use structures must conform to accessibility standards of the Americans with Disabilities Act.

Table 3

Federal Agencies	
U.S. Forest Service; Bureau of Land Management	Issues permits for commercial use of public lands.
Internal Revenue Service	Issues Employer Identification Number (EIN) to employer.

Roads and Traffic

Jurisdiction: State and County

Contact: CALTRANS, County Planning Department and Public Works Department

Your agritourism enterprise means visitors come to your farm or ranch, which means increased traffic on the roads. If your proposal requires a use permit, your county's planning and public works departments and/or CALTRANS will review it for public safety concerns related to roads and traffic. They might demand you widen or grade the road passing your property or build a turn-off or bridge.

Use of Public Lands

Jurisdiction: Federal or State

Contact: District Office of the U.S. Forest Service, Bureau of Land Management, or other appropriate agency

If you conduct commercial activities or business on federal- or state-owned lands, you must obtain a "special-use" permit from the land management agency on which the activities are proposed. Permits are required for certain recreational activities when they take place on public lands that host or charge fees. These could be an ongoing part of your operation such as horseback riding, guided fishing or hunting activities, or events including endurance rides, eco-races, chuckwagon dinners, etc.

The purpose of the permit process is to identify any potential land use or resource conflicts that might arise; to identify applicable procedures, permits, and special conditions needed to protect resources and public uses; to achieve common

understanding between the agency and the applicant about the proposed uses; and to clarify timeframes, limitations, and responsibilities.

It is important that you make early contact (a year in advance isn't too early) with your local representative of the Forest Service, Bureau of Land Management, or other appropriate agency to discuss your proposal. District personnel will guide you through a process to determine if the proposal justifies submitting a special-use permit application. If you file an application for a special-use permit, you must provide a map and written description, supply detailed and specific information about your event or activity, and show proof of insurance with the agency listed as additionally insured.

Regulations are important to the development and cost estimates of a business plan; identify them early in your planning. The time required for the permit approval process varies with each operation; allow for a lengthy procedure.

Then, based on your permit application, project description, and potential environmental impacts, the district ranger makes the decision on whether to issue the special-use permit. The capacity of the proposed activity and interest from additional applicants may result in a competitive process for issuing permits. You must pay a processing fee and perhaps a monitoring fee before you receive your special-use permit. Some agencies also require that you pay them a percentage of the fees you collect. Special-use permits can be for one-time, one-day events (such as a bike and run eco-race) or for up to five years, such as horseback trail rides in conjunction with your ranch.

Signs

Jurisdiction: State or County

Contact: CALTRANS, County Planning Department and Public Works Department

Signs identifying and advertising your enterprise are subject to regulations. Signs on your own property are subject to county development and design codes. Signs on county roads are subject to county public works department rules. And signs on state highways face state transportation department restrictions.

Understanding Public Health and Safety Regulations

Food Safety

Jurisdiction: State Law

Contact: State and County Environmental Health Departments

The California Uniform Retail Food Facilities Law (CURFFL) is part of the California Health and Safety Code. It is the state law that governs food sanitation for food handling, processing, and preparation activities of the agritourism industry.

Specifically, CURFFL details food-safety requirements concerning food handling, equipment, and storage. These requirements are generally stricter for processed foods than they are for nonprocessed foods. According to CURFFL, processed foods sold to the public cannot be prepared in a home kitchen.

CURFFL is enforced at the local level by the county environmental health department. This department reviews plans and regularly inspect food facilities in accordance with state law. If you plan to construct a food facility (for example, to sell pies made from fruit grow on your farm) or modify an existing structure into such a facility, the county environmental health department first must approve your plan. Log onto your county's environmental health department Web site for CURFFL policies or view the California Department of Health Services Web site, http://www.dhs.ca.gov/, and search the site for CURFFL. The text of the law can be found in the California Health and Safety Code §§113700 to 114475.

Food Handler's Certificate

Jurisdiction: State and County

Contact: County Environmental Health Department

CURFFL mandates that at least one person in an enterprise processing or preparing food for the public possess a current "food handler's certificate." This person may be either the business owner or an employee. You or your employees can earn a food handler's certificate by taking food safety courses from local service agencies. Contact your county environmental health department to learn when and where courses are offered.

Agricultural Homestays

Jurisdiction: State and County

Contact: County Environmental Health Department

Some agricultural operators establish on-farm bed and breakfasts (B&Bs), also called farmstays or agricultural homestays. A 1998 law, AB 1258, amended California's Health and Safety Code to include an "agricultural homestay" establishment. This law allows working farms to host a limited number of overnight visitors and permits farm families to serve meals cooked in the farm kitchen to visitors, consistent with the federal Food Code definition of a family home kitchen.

An agricultural homestay establishment must meet all of the following requirements:

- It contains no more than six guest rooms and hosts no more than fifteen guests.
- It provides overnight visitor accommodations.
- It serves food to registered guests only and serves meals at any time, with those prices included in the price of overnight accommodation.
- Lodging and meals are incidental and not the primary function of the agricultural homestay establishment.
- The agricultural homestay establishment is located on the farm and is part of a farm, as defined, and produces agricultural products as its primary source of income.

County agency web sites and staff can answer questions, provide information, and help you meet requirements. Tip: a good working relationship with all agency staff is vital, both during the permit-application process and during later inspections.

Farmstay kitchens are regularly inspected by the county department of environmental health. Agricultural homestays must meet all other applicable state and local regulations and zoning requirements as well. Article 18 of CURFFL addresses the regulations for agricultural homestay establishments; see "Restricted Food Service Transient Occupancy Establishment."

Public Safety

Jurisdiction: County

Contact: County Fire Agency, Sheriff's Department

Agricultural operations involving the public must comply with public safety and accessibility regulations such as those concerning emergency-exit access (fire safety) and restroom facilities. There are also local ordinances and codes for fire prevention and safety, including requirements relating to fire extinguishers and on-site water. Contact your local fire agency and sheriff's department to ensure that your activities conform to local ordinances.

Understanding Environmental Health Regulations

Water

Jurisdiction: County

Contact: Environmental Health Department

The county environmental health department reviews agritourism or nature tourism proposals to make sure there is adequate (in terms of quantity and quality) on-site water for visitors.

Septic Systems

Jurisdiction: County

Contact: Environmental Health Department

Each county has its own septic standards and usually requires a permit to repair, upgrade, or construct a septic system. If you're starting with a parcel of raw land, you'll need a site evaluation. That evaluation determines the suitability of on-site sewage disposal and the sewage treatment system that best fits your site and soil. If you already have an existing septic system, the environmental health department will evaluate your proposed site for its adequacy to accommodate farm visitors.

To avoid excessive cost and aggravation, it is important you work closely with your county. It is possible that alternate or additional systems are required even if they do not actually seem necessary.

Understanding Direct-Marketing Regulations

Jurisdiction: State and County

Contact: County Agricultural Commissioner

Weights and Measures

If you sell goods directly to the public by weight, then states require that you annually license your scales with the county weights and measures division. This requirement ensures your scales are properly calibrated and have passed inspection.

Package Labeling

If you package your fresh or processed products, you must attach a label that identifies the product, your business name, address, and net contents in terms of weight or other measure. It is the agricultural commissioner's weights and measures division that enforces this requirement.

Organic Registration

If you produce and sell organic products in California, the California Organic Foods Act of 2003 requires that you register your enterprise with your county agricultural commissioner. In addition, if you produce or sell an organic product and your gross sales are over $5,000 annually, you must also be certified by a USDA-accredited organic certifier.

Farmers' Market Permits

If you operate a booth and sell produce/certifiable agricultural products at a certified farmers' market, you must obtain a Certified Producers Certificate

(CPC) from the county agricultural commissioner where the market resides.

Understanding Business Regulations

Fictitious Business Name Statement

Jurisdiction: State Law

Contact: County Recorder's Office

If you select a business name that includes neither your surname nor another owner's name, you must file a "fictitious business name statement." You can find and file that form at the office of the county clerk or recorder. Your statement then will become a public document, kept on file with others until it expires or you abandon your endeavor. To avoid redundancy with other enterprises, search names already on file as you contemplate the name of your new enterprise. Within 30 days of filing the fictitious business name statement, you must publish it in a newspaper of general circulation within your county. You must do so once each week for 4 successive weeks.

Business License

Jurisdiction: County

Contact: Tax Collector's Office

Every person who does business in a California county must hold a California business license. In general, business licenses are issued after you've received clearance from other county departments. To obtain your business license, get an application form from the county tax collector's office. Complete it and submit the application form along with a nonrefundable fee to the county tax collector's office. Your form will go to all county departments for review and approval. Once it's approved, you'll receive a business license in the mail. You must post this license in a conspicuous place on your premises. And you must renew it annually, paying a fee each time you do so.

Liquor License

Jurisdiction: State

Contact: Department of Alcoholic Beverage Control (ABC)

There are many kinds of liquor licenses. In California, log onto the Web site of the Department of Alcoholic Beverage Control (http://www.abc.ca.gov) for extensive and detailed information and instructions.

Applying for your liquor license requires that you visit the nearest office of the Department of Alcoholic Beverage Control. (See the ABC Web site for office locations.) According to ABC instructions, you must apply in person because "considerable detailed personal information is required, including fingerprints from all individual applicants, managers, and managing officers of applicant corporations. Moreover, it is desirable for an employee of the department to advise all applicants in person of pertinent laws, rules, and regulations."

It will take ABC between 30 and 50 days to issue your license. You can apply for a new license or you can have a license transferred to you by a person or business with an existing license. Licenses must be renewed yearly, and require an annual renewal fee.

Transient Occupancy Tax

Jurisdiction: State and County

Contact: County Tax Collector

If you operate an agricultural homestay or farm B&B, you must pay a "transient occupancy tax" (TOT). TOT is a state tax on revenues generated locally from the hotel, motel, and accommodations industry. In many counties and in some incorporated towns, the TOT includes a local tax as well as the state tax. County TOT rates range from 5 to 12 percent of the accommodation fee. Often, county boards of supervisors will use the county TOT funds to support promotional and advertising campaigns organized by the local chamber of commerce or convention and visitors' bureau.

You must collect the TOT from your visitors and remit the funds quarterly to the county tax collector. But first you must register your enterprise with the county tax collector and obtain a "transient occupancy registration certificate." Like your business license, this certificate needs to be displayed conspicuously on your farm or ranch.

Labor Laws

Labor laws are often the most difficult with which to comply. Because the number of regulations is increasing, it is important you know laws governing migrant labor, minimum wages, workplace safety, and special taxes.

The California Chamber of Commerce (www.calchamber.com) is a good resource for federal and state labor law information. The U.S. Department of Labor's Office of Small Business Programs helps small businesses comply with rules, regulations, and laws

enforced by the U.S. Department of Labor (www.dol.gov/dol/osbp) or toll-free at (888) 972-7332. Additionally, the University of California Agricultural Personnel Management Program (http://apmp.berkeley.edu) offers information about labor-related topics.

Employer Identification Number

Jurisdiction: Federal

Contact: Internal Revenue Service

If you hire employees specifically for any of your agritourism enterprises, you must obtain an employer identification number (EIN) and a federal tax identification number. When you send a completed SS-4 form to the IRS, you will register your business with the IRS, the Social Security Administration, and the Department of Labor. And you'll receive a federal tax identification number in the mail.

Occupational Health and Safety

Jurisdiction: State

Contact: Department of Industrial Relations

Businesses that hire employees must prepare an injury and illness plan. To help you create a safe and healthy workplace, the state offers a no-fee consultation. In California, you might have to obtain certain permits, licenses, and certificates to comply with the state's Health and Safety Standards.

Employee State-Tax Registration

Jurisdiction: State

Contact: Employment Development Department

Employers must register with the state for employee state-tax issues.

Resources

CalGOLD: California Government: On-Line to Desktops Business Permits Made Simple

This website provides California businesses owners with information on permits, licenses, and other requirements of all levels of government agencies.
http://www.calgold.ca.gov_

The California Planners' Book of Lists

This web site contains contact information for California city and county planning agencies and is updated annually.
http://www.calpin.ca.gov/archives/default.asp

References

George, Holly, and Ellie Rilla. 2008. Agritourism enterprises on your farm or ranch: Where to start. Oakland: University of California, Division of Agriculture and Natural Resources, Publication 8334.

Keith, D., E. Rilla, H. George, R. Lobo, L. Tourte, and R. Ingram. 2003. Obstacles in the agritourism regulatory process: Perspectives of operators and officials in ten California counties. Davis: University of California Agricultural Issues Center. 22:1-6.

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REVIEWED This publication has been anonymously peer reviewed for technical accuracy by University of California scientists and other qualified professionals. This review process was managed by the ANR Associate Editor for Farm Management and Economics.

pr-11/08-AS/CR

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Response to NOP for TGPA and ZOU from Green Valley Community Alliance

1 message

Cheryl McDougal <gvralliance@gmail.com> Wed, Jul 18, 2012 at 7:50 PM
To: TGPA-ZOU@edcgov.us

Shawna,

We had expected to receive an acknowlegement that this email with attachment was received and on record.

Please respond. Thank you.

Cheryl McDougal on behalf of Green Valley Community Alliance

---------- Forwarded message ----------
From: **Cheryl McDougal** <gvralliance@gmail.com>
Date: Tue, Jul 10, 2012 at 4:42 PM
Subject: Response to NOP for TGPA and ZOU from Green Valley Community Alliance
To: TGPA-ZOU@edcgov.us

TO: Shawna Purvines

This communication is to respond with El Dorado Community concerns regarding not only the proposed changes but to the process as well.

1) With changes of this scope, magnitude and complexity, there should have been an opportunity for interactive dialog with the County as to better understanding both the changes and the underlying reasons for the changes. Instructing the public to read through extensive documentation across different documents is not reasonable. The terminology used is not common for the average El Dorado County resident with no engineering/land development/governmental background.

2) The NOP should have been communicated better and more extensively throughout the county. Many residents don't know that these changes are being proposed let alone know that they are "encouraged" to send in their comments and concerns within a very aggressive 45-day due date time frame.

3) The scoping meeting in El Dorado Hills held as the Community Center was at the same time as open swimming on a hot day. Thus, many people that had planned on attending could not find a parking spot, and thus, were not able to attend to hear about the "process." And for the people that attended, they did not have the opportunity for interactive dialog to better understand the proposed changes.

4) This NOP should not have been held concurrently with the NOP for the Dixon Ranch. It was difficult at best to divide and invest the effort required between the two NOPS to effectively read, evaluate and respond to both NOP's.

Attached, please find a summary of concerns that was compiled by the El Dorado Hills Area Planning Advisory Council. The many residents that comprise the Green Valley Community Alliance are referring to this summary as to their concerns as the typical resident did not have the time nor the expertise to author their specific individuals comments and concerns.

Regards,

Cheryl McDougal submitting on behalf of the Green Valley Community Alliance

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EDAPAC TGPA ZOU NOP Summary.doc
78K

EDHAPAC TGPA/ZOU NOP Response Matrix

July 8, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.1.2 and Table 2-1-Major Concern Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development. High Density Residential Use: Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.	Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project. This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.	*__Aesthetics__ The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density could exceed the surrounding infrastructure and services. Please analyze this issue. **__Noise__** The increase in density will cause additional noise at these sites. How will this be mitigated?	*__Population/Housing__** The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented? This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%. **__Transportation/Traffic__** The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- ***Major Concern*** Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	__*Noise__ Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects? *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 2.2.4.1-Major Concern Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment. It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan	*__Aesthetics__ The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses. *__Air Quality__ The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? **__Land Use/Planning__** The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? *__Population/Housing__ The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.2.5.4-Major Concern Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential. Consider deleting policy.	The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan. This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to	*__Aesthetics__ The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
New Policies-Major Concern Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas	This could increase densities in infill areas without providing the required infrastructure. The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".	***Noise** The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated? ***Land Use/Planning** The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?	***Population/Housing** The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented? ***Transportation/Traffic** The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy TC-1a, TC-1b, and Table TC-1-Major Concern Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	Road widths should not be set by housing issues, but for public safety issues. Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level	***Transportation/Traffic** The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.	
Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern Consider amending policies to clean up language including; TC-1m delete "of effort"' TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads	No Comment at this time	

Issue	EDH-APAC Position	NOP Response	NOP Response

Issue	EDH-APAC Position	NOP Response	NOP Response
Policy 7.1.2.1-Major Concern Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion). The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.	***Hydrology/Water Quality** Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?	***Hazards & Hazardous Material** Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.
Policy 2.2.1.2 -Major Concern High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre	Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure. This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.	***Aesthetics** The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre. ***Air Quality** The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented? ***Land Use/Planning** The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?	***Noise** The increase in density will cause additional traffic and other related noises. How will this be mitigated? ***Population/Housing** The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented? ***Transportation/Traffic** The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.
Policy 2.1.1.1 and 2.1.2.1-Major	These areas should be identified before	***Aesthetics** The changing or adding new areas	***Transportation/Traffic** The change or adding of these

Issue	EDH-APAC Position	NOP Response	NOP Response
Concern Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy. *__Air Quality__ Please analyze the air quality impact of all possible change that could occur with the new policy. *__Population/Housing__ Please analyze all of the population changes and impacts that will occur as result of the policy.	centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy. ***Land Use/Planning** Please analyze the entire existing infrastructure that would be affected by this policy.
Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development. “Identified” mixed use areas must be disclosed in the Zoning Ordinance before	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.	an EIR is prepared.		
Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service. Is the term being revisited to dilute impacts of increased traffic caused by new developments?	***Transportation/Traffic** The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.	
Policy 10.2.1.5- Major Concern Don't see any ROI language indicating a desire to analyze a change in this policy	The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.	No comment at this time.	
Table TC-2, TC-Xb and, TC-Xd- Moderate Concern Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
	EIR needs to know what to evaluate now and cannot anticipate future changes by the County. In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.		

Issue	EDH-APAC Position	NOP Response	NOP Response
Policies 5.2.1.3 and 5.3.1.1- Moderate Concern Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.	The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects. Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.	***Hydrology/Water Quality** The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented? ***Land Use/Planning** The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented? ***Population/Housing** The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?	***Transportation/Traffic** The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.

Issue	EDH-APAC Position	NOP Response	NOP Response
Zoning Ordinance: ROI 183-2011- ;- ***Major Concern*** 6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers	This will allow too many discretionary decisions by county policy makers on open space issues. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	*__Aesthetics__ The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed. __*Land Use/Planning__ If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?	Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Ag Zoning

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:32 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: **Greg Baiocchi** <greg@baiocchiwines.com>
Date: Mon, Jul 16, 2012 at 2:37 PM
Subject: Fwd: Ag Zoning
To: Shawna Purvines <shawna.purvines@edcgov.us>

Hi Shawna,

Please see attached letter for B.O.C concerning AP zoning. Valarie asked me to forward to you.

Thanks
Greg

---------- Forwarded message ----------
From: "Greg Baiocchi" <greg@baiocchiwines.com>
Date: Jul 5, 2012 4:41 PM
Subject: Ag Zoning
To: "Valerie Zentner" <valeriez@edcfb.com>, "John Zentner" <zentnervineyard@gmail.com>

Hi Valarie,

Please see attached letter for your review, concerning Ap zoning observations.
Regards,
Greg

www.baiocchiwines.com http://twitter.com/#!/foothillwino

http://www.facebook.com/pages/Baiocchi-Wines/145389288840338

FACE YOUR FEARS & LIVE YOUR DREAMS

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County

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180129

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Thank you.

APLetter-signed.pdf
181K

TO: ZONING ORDINANCE SCOPING PANEL

FROM: BAIOCCHI FAMILY VINEYARDS

SUBJECT: PURPOSED AP ROLL IN

Dear Valarie,

We wanted to share our observations and opinion on the purposed opt in eligibility concerning the T.G.P.A.

Through the scoping meeting, we were informed that AP parcels would be rolled into LA. This denying properties currently performing agriculture, inside of agriculture districts with agriculture zoning the ability to have ranch marketing and in some cases production with out the cost of conditional use permits (CUP).

While eligibility might be granted through the opt in process to RE Zoned parcel to be PA if so desired through the opt in option. These properties who may or may not be Agriculture would then have very exclusive rights with out C.U.P.

While, we are in favor of the opt in process and understand the need to encourage more agriculture where designated. We cannot see the logic to deny current parcel owners who would like to continue or expand their specific agricultural goals.

This AP – LA roll in would seem to go directly against the concept of the opt in program. We would respectfully request that the panel bring such recommendations to the B.O.S so to protect and help the small minority of property owners that should be given fair treatment in order to grow their businesses as Ag Stewards in the community.

Sincerely,

Greg & Sharon Baiocchi

Greg Baiocchi

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Article 3 Verbal Comments from 7/18/12 BOS Meeting

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:34 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Rich Stewart** <rich_stewart@sbcglobal.net>
Date: Wed, Jul 18, 2012 at 10:10 PM
Subject: Article 3 Verbal Comments from 7/18/12 BOS Meeting
To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna:

This is a quick summary of my verbal comments (more or less) on Article 3 from today's BOS meeting. I'll summarize all of my comments after the meetings are over. I know I still owe you a summary of my verbal comments from Monday's meeting.

Thanks for all your hard work on this project. It's got to be a monumental effort to keep track of everyone's comments and you are obviously right on top of things--your efficiency shows!

Rich Stewart

17.30.060 Ridgeline Development and 30% Slopes

Title says "Ridgeline Development"—I don't see anything regarding ridgeline development. I not sure if I'm missing something? I'm not asking to add anything in, but maybe the title should be changed.

In item A.2, under "Purpose and Intent" it says "Provide a process for the county to consider and authorize exemptions in order to allow . . .".

I could not find a section where an exemption process is described. I see exemptions listed in "B", but no process. Is the process in Article 5 or 6? If so, let's add a reference. If not, rewrite A.2 to something like "Provide exemptions in order to allow . . ." or define a process for additional exemptions (the latter would be better).

A similar comment for item A.3, it says "Provide review standards", but I don't really see any review standards in this section. It would be good to provide some.

There needs to be a definition for the term "grading development" used in item B.1. It is not in Article 8 (that I could see) and don't think it will be found in Webster's. The same may apply to "building" or "building development" (I'm not sure which way B.1 should be read).

On 30% slopes I'd like to see an exemption in this section for post hole sized footings for something like a fence or solar panel mountings that might be on a hillside with a slope greater than 30%. An exemption for something like a post hole or footing with a circular diameter of up to 18 inches would be good. Otherwise, I think this section of the ordinance would require a grading permit and a registered civil engineer to put in something with an extremely small footprint. Maybe I'm reading it wrong and a fence or solar panel footing might not be considered a "building or grading development", in which case no exemption is needed since the provisions of the ordinance would not apply.

17.30.070 Gates

It states that gates across county maintained roads are prohibited. No exemptions are given in this section.

Does this mean gates currently in-place that violate this requirement will be removed? No exemption is given for this.

- Current example where this requirement has an impact is the proposed Dixon Ranch project that can only be safe if traffic is prohibited from using Aberdeen Lane. The developer is attempting negotiations with residents based on placing an EVA gate across a county maintained road.
    - + What does this ordinance mean for this project? Does it kill it?

My suggestion is to add "unless the Director, Commission, or Board finds it necessary to control traffic flow in the area for the purpose of public safety." after the words "shall be prohibited".

17.31.030 Density Bonus

17.31.030.B.3 it says ". . .senior citizen; and/or" and then is blank.

I'm not sure if something was left out? The board suggested that the "and/or" is connected with numbers 4, 5, & 6. I'm not sure that is the case. If it is, then they should not be numbered 4, 5, & 6!

My suggestion as to what to add in there is "a development that caters to citizens with disabilities (per ADA or ????.)". This might be a very appropriate addition to this section. I think that the disabled need to be recognized as a special group just like seniors are recognized. People who are blind, in a wheel chair, slight mental impairments, etc. need special types of housing. We should encourage the construction of housing that meets their special needs.

17.33 Landscaping

My question is: Does this section apply to a single family residence? Only new ones? Or, all existing and new?

The "Purpose" and "Applicability" sections don't sound like it because they talk of industrial, R&D, commercial, multi-

unit, civic, etc.; however, in 17.33.100.A.1 it discusses "new construction landscapes that are homeowner provided". This makes it sound like maybe this entire section applies to everyone.

If so, we should at least allow a homeowner to sign-off on all of the "plans required" instead of having to hire a multitude of professionals and pay thousands of $. This would be much like an "owner-builder" contracting their own home.

I've heard Supervisor Briggs state that we want to hang out the welcome mat for people considering moving to our county, but it sure doesn't say welcome to El Dorado County when you have to hire engineers, landscape architects, certified water experts, etc. and pay for permits just to do a simple landscaping project or add outdoor lighting to your yard.

Personally, I'd like to see it clearly stated that this section does not apply to single family residents, or only that the water conservation section applies (because of state law)

17.37.060.A.1 Noise

It discusses lowering noise limits by 5 dBA for unamplified speech or music.

My question is "Why unamplified?" Unless there is a specific reason for this, I would suggest removing the word "unamplified". Whether a person is playing an instrument or it is coming out of a speaker, it is still noise at a certain level. For example, the way the code reads is that an electric guitar is allowed to be 5 dB louder than an acoustic guitar.

So, I would suggest removing the word "unamplified".

–

Shawna L. Purvines
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Thank you.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: 4 Day Zoning Ordinance Update Workshop Recommendations Article 1

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:37 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Tara Mccann** <mccannengineering@sbcglobal.net>
Date: Thu, Jul 19, 2012 at 10:45 AM
Subject: 4 Day Zoning Ordinance Update Workshop Recommendations Article 1
To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, lou.rain@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, kimberly.kerr@edcgov.us, Teri.daly@edcgov.us, roger.trout@edcgov.us, pierra.rivas@edcgov.us, shawna.purvines@edcgov.us, peter.maurer@edcgov.us, edc.cob@edcgov.us
Cc: Cheryl and John McDougal <cheryl.mcdougal@yahoo.com>, Norman & Sue <arowett@pacbell.net>, "John W (IS) Hidahl" <John.Hidahl@ngc.com>, Jeff Haberman <jeff.h@ix.netcom.com>, John & Kelley <bugginu@sbcglobal.net>, Bill Welty <wmwelty@gmail.com>, Paul Raveling <paul.raveling@sierrafoot.org>, Ellison Rumsey <aerumsey@sbcglobal.net>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Rich Stewart <rich_stewart@sbcglobal.net>, Dave and Susan Comstock <dandscomstock@comcast.net>, alex lebeaux <alabeaux@yahoo.com>, paul gratt <psgratt@aol.com>, soldbytami@gmail.com, Sanjay Varshney <varshney@saclink.csus.edu>, claire labeaux <claire_labeaux@yahoo.com>, sharonschei@sbcglobal.net, Doreen Barton <dkbarton@pacbell.net>, tccronin66@yahoo.com, Kala & Growri Kowtha <kkowtha@yahoo.com>, readysetgo@pacbell.net, Ron Mikulaco <ron@gotmik.com>

4 Day Zoning Ordinance Workshop July 16 - July 20, 2012
COMMENTS AND RECOMMENDATIONS
ARTICLE 1

1. 17.10.020 D Where an inconsistency exists between General Plan and Zoning General Plan shall govern.

The overriding flaw of this newly created 462 pg draft Zoning Ordinance Update is it calls for unilaterally changing all "inconsistent" zoning to be consistent with the 2004 General Plan that was expanded to broaden the Community Regions without site specific land use analysis. Many existing land uses in the Community Regions are not compatible to high density as defined in the General Plan as the desire to locate the highest intensity densities. This would put these areas of highest intensity densities, bordering existing rural, low density residential, next to senior housing and agriculture. This would significantly and irrevocably impact many existing land uses in the Community Regions. In attending many local meetings the overriding recommendation from residents of the Community Region of El Dorado Hills is to change this definition of the Community Region to High Density areas designated for reasonable smart growth where the test of Compatibility and Mitigable Impacts can be met. Do not assume all zoning should be changed to meet the designation of High Density with a definition of “the desire to place highest intensity densities”. A broad brush planning approach to the Community Region to push highest intensity densities into so the remainder of the County can remain rural would be legally inequitable and burdensome for the areas defined as Community Regions. The community Region should not be blanketed with generalized planning language as high density identified to absorb highest intensity density's. This is extremely problematic and could easily lead to Class Action Lawsuit as in doing this broad brush approach cumulative impacts and incompatibility were not considered in the 2004 General Plan.

Recommendations from residents of El Dorado Hills (Community Region) : We want this changed to state if Zoning and General Plan are inconsistent the compatibility and cumulative impacts must be evaluated for each parcel. If high density is non compatible with existing land uses and/ or significant non- mitigable impacts exist the Zoning should not be changed, the General Plan Designation should be changed.

2. 17.12.10 A Official Zones

180131

Recommendation: We want El Dorado Hills to be analyzed for a Community Plan as Meyers is. This could be one

Recommendation: We want El Dorado Hills to be analyzed for a Community Plan as Meyers is. This could be one of the mechanisms of dealing with inconsistency of the zoning where the General Plan was expanded to broaden the Community Region (High Density designation) back in 2004 and caused the zoning to then be incompatible. Create an El Dorado Hills Community Plan and work with El Dorado Hills Area Planning Advisory committee, EDAC, Business Alliances and other interested community members to establish zoning compatibility with existing uses and consider cumulative impacts.

3. 17.12.010 B Minimum Lot Size Designation

Only gives two choice for residential
"R1" for 6000 sf (approx. 6 lots per acre)
"R20K" 20000sf (approx. 2 lots per acre)
These should not be the only two option for residential.

Recommendation: We want a broader range such as to allow minimum lot size of 3 per acre and possibly 4 per acre. 6 per acre is rarely compatible or non significantly impacting in the Community Regions of El Dorado County.

4. 17.12.010 D
El Dorado Hills may benefit from designation as Design Review Community (DC).

Recommendation: Analyze El Dorado Hills as a formalized Design Review Community.

Tara Mccann, P.E.

–

Shawna L. Purvines
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4 Day Zoning Ordinance WorkshopArticle1.docx
17K

4 Day Zoning Ordinance Workshop July 16 - July 20, 2012
COMMENTS AND RECOMMENDATIONS

Article 1
1. 17.10.020 D Where an inconsistency exists between General Plan and Zoning General Plan shall govern.

The newly created 462 pg draft Zoning Ordinance Update calls for unilaterally changing all "inconsistent" zoning to be consistent with the 2004 General Plan that expanded the Community Regions without site specific land use analysis. Many existing land uses in the Community Regions are not compatible to high density as defined in the General Plan “as the desire to locate the highest intensity densities”. This would put these areas of highest intensity densities, bordering existing rural, low density residential, next to senior housing and agriculture. This would significantly and irrevocably impact many existing land uses in the Community Regions. In attending many local meetings the overriding recommendation from residents of the Community Region of El Dorado Hills is to change this definition of the Community Region to High Density areas designated for reasonable smart growth where the test of Compatibility and Mitigable Impacts can be met, where necessary infrastructure can be provided and at occupancy public safety are conditioned by the County for the developer to complete prior to occupancy permits issued.. A broad brush planning approach for the Community Region to push highest intensity densities into so the remainder of the County can remain rural would be legally inequitable and burdensome for the areas defined as Community Regions. The Community Region should not be blanketed with generalized planning language as high density identified to absorb highest intensity density's. The 2004 General Plan lacks the full analysis of impacts to existing lands in the Community Region, the Environmental cumulative Impacts and the Infrastructure Impacts for making this general designation. At this time County is stating they don’t have the money needed for the traffic infrastructure required by some of these large proposed projects yet they want the Community Regions to absorb highest intensity density’s and in some areas clustered so the impacts are magnified in a smaller area. This is extremely problematic and could easily lead to Class Action Lawsuit as in doing this broad brush approach as cumulative impacts and incompatibility were not considered in the 2004 General Plan.

Recommendations from residents of El Dorado Hills (Community Region) : We request this changed to state if Zoning and General Plan are inconsistent the compatibility and cumulative impacts must be evaluated for each parcel. If high density is not compatible with existing land uses and/ or significant non- mitigable impacts exist the Zoning should not be changed, the General Plan Designation should be changed. We want the Board of Supervisors and the Planning Commission to work with the local Area Planning Advisory Committees in each area to evaluate the rezoning of existing land uses to be consistent with the General Plan based on compatibility of adjacent and adjoining uses, environmental impacts, degree of mitigation and quantity of mitigations required, degree of the change to Community Identity to come up with reasonable and equitable Zoning Designations not a unilateral “ desire of areas for highest intensity densities”. This should be done by doing a thorough Environmental

Impact Report analyzing all parcels in the Community Region for acceptability as areas of highest intensity densities, based on all impacts, compatibility with existing land uses and available and timely public resources and infrastructure, not a blanket statement that will be added to a 10 or 20 year Capital Improvement Program. There should be project specific timelines of needed infrastructure and services before a project defined to satisfy highest intensity densities is approved. All projects in the Community Regions will have very different and specific needs to offsite infrastructure and a blanket condition of satisfying them by putting them in a 10 or 20 year Capital Improvement Program does not address a quantitative way to evaluate when those improvements are critical and needed. It is my opinion that the Traffic Impact Analysis required for a project are not adequately dealing with this as the ones I have reviewed site the Significant Impact but state it is mitigated by putting it in a 10 year Capital Improvement Program. Some of these traffic improvements must be done at occupancy or public safety would be a significant issue. We request a method of identifying quantitatively the needs of a projects and staging those needs to realistic and appropriate timelines and volume triggers for the area. We request the options of Zones Designations in the Community Regions be expanded for more options ranges of minimum lot sizes for the R1 designation not just two options of "R1" for 6000 sf (approx. 6 lots per acre) and "R20K" 20000sf (approx. 2 lots per acre).

2. 17.12.10 A Official Zones

Recommendation: We want El Dorado Hills to be analyzed for a Community Plan as Meyers is. This could be one of the mechanisms of dealing with inconsistency of the zoning where the General Plan was expanded to broaden the Community Region (High Density designation) back in 2004 and caused the zoning to then be incompatible. Create an El Dorado Hills Community Plan and work with El Dorado Hills Area Planning Advisory committee, EDAC, Business Alliances and other interested community members to establish zoning compatibility with existing uses and consider cumulative impacts.

3. 17.12.010 B Minimum Lot Size Designation

Only gives two choice for residential
"R1" for 6000 sf (approx. 6 lots per acre)
"R20K" 20000sf (approx. 2 lots per acre)
These should not be the only two option for residential.

Recommendation: We want a broader range such as to allow minimum lot size of 3 per acre and possibly 4 per acre. 6 per acre are rarely compatible or non significantly impacting in the Community Regions of El Dorado County.

4. 17.12.010 D
El Dorado Hills may benefit from designation as Design Review Community (DC).

Recommendation: Analyze El Dorado Hills as a formalized Design Review Community.

Tara Mccann, P.E.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: 4 Day Zoning Ordinance Update Workshop Article 2

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:38 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Tara Mccann** <mccannengineering@sbcglobal.net>
Date: Thu, Jul 19, 2012 at 1:22 PM
Subject: 4 Day Zoning Ordinance Update Workshop Article 2
To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, lou.rain@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, kimberly.kerr@edcgov.us, Teri.daly@edcgov.us, roger.trout@edcgov.us, pierra.rivas@edcgov.us, shawna.purvines@edcgov.us, peter.maurer@edcgov.us, edc.cob@edcgov.us
Cc: Cheryl and John McDougal <cheryl.mcdougal@yahoo.com>, Norman & Sue <arowett@pacbell.net>, "John W (IS) Hidahl" <John.Hidahl@ngc.com>, Jeff Haberman <jeff.h@ix.netcom.com>, John & Kelley <bugginu@sbcglobal.net>, Bill Welty <wmwelty@gmail.com>, Paul Raveling <paul.raveling@sierrafoot.org>, Ellison Rumsey <aerumsey@sbcglobal.net>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Rich Stewart <rich_stewart@sbcglobal.net>, Dave and Susan Comstock <dandscomstock@comcast.net>, alex lebeaux <alabeaux@yahoo.com>, paul gratt <psgratt@aol.com>, soldbytami@gmail.com, Sanjay Varshney <varshney@saclink.csus.edu>, claire labeaux <claire_labeaux@yahoo.com>, sharonschei@sbcglobal.net, Doreen Barton <dkbarton@pacbell.net>, tccronin66@yahoo.com, Kala & Growri Kowtha <kkowtha@yahoo.com>, readysetgo@pacbell.net, Ron Mikulaco <ron@gotmik.com>

4 Day Zoning Ordinance Workshop July 16 - July 20, 2012
COMMENTS AND RECOMMENDATIONS
ARTICLE 2

17.24.010 A. Residential Zones
Residential Zones need to be expanded further than just the two options given here as:
“R1" for 6000 sf (approx. 6 lots per acre)
"R20K" 20000sf (approx. 2 lots per acre)
These are too limiting and force minimum lots size options to be either 6000 sf or 20,000sf.
Recommendation: There should be ranges between 6000 and 20000 and a matrix developed for appropriateness of each range of minimum lot size. Not often is 6000sf an appropriate minimum lot size in the Community Region with existing non compatible adjoining land uses and/ or the impacts associated with this type of density. Residential Zones 17.24.0101 a full analysis matrix evaluating compatibility, infrastructure public services should be included in the EIR of the General Plan and Zoning Ordinance Update and the analysis done in cooperation and with assistance of the local Area Planning Advisory Committee.

17.24.010 A. 3. Changes to Development Standards need to be reviewed by each community Area Planning Committee and be based on sound Engineering analysis. If a design standard is to be removed, reduced or

eliminated the author of such design change should state the reasoning and benefit for doing so. Sole cost reduction for a developer should not be a reason for changing a design standard. We want more transparency of Design Standard Changes and Land Development Manual Changes that are ongoing. Changes to Design Standards and Land Use Development Manual LDM should be reviewed and analyzed concurrently and transparently in the TGPA & ZOU process. There are interrelated design standards and LDM proposals to reduce standards and requirements of developers that would drive policy if these changes were implemented.
Recommendation: All changes to the Design Standards and Land Development Manual, (LDM) must be clear and transparent and done concurrently within the General Plan and Zoning Ordinance Update Process. No design

standards or LDM changes shall be approved unless evaluated and analyzed in the TGPA & ZOU process.

17.24.010 C. 2. Single unit Residential
Minimum lot size of R1 and R20K are applied to this zone based on surrounding land use compatibility and physical and infrastructural constraints.
Recommendation: Include additional range other than these two options. There should be options for minimum lot size of ranges greater than 6000sf and lower than 20000. Rarely does an area in the Community region support a 6000 sf lot size without compatibility issues or significant impacts to environmental and infrastructure.

17.25.010 A. 6. Identify, protect and regulate scenic view sheds in the Community Regions.
Recommendation: Work with local Area Planning Advisory Committees in quantifying significant view sheds. The County designates scenic corridor or not in a scenic corridor. Analyze a method for quantifying significant view sheds that could be evaluated in the matrix of discretionary projects to determine appropriate densities and project viability.

17. 27.050 F. Establishment of Community Design Review Areas and Standards
Recommendation: Green Valley Design Review Area.
Recommendation: Community Design Guidelines for El Dorado Hills.

17.27.080 Ecological Preserve
A. B. C& D. Ecological Preserve Mitigations should not allow in lieu fees to be paid. It negates the intent of the ecological preservation. Additionally it gives developers a way to go around environmentally protected areas that are for public benefit. We strongly oppose the selling of ecological preservations. This policy does not establish a fair, balanced transparent way to mitigate offsite. What are the guidelines established by the County the Draft Zoning Ordinance Update is refereeing to? This is very subjective and gives too much latitude to the Board of Supervisors of who gets to disturb and remove rare plants and who gets protected. There are not enough specifics and not enough opportunity for public oversight. **Recommendation:** Do not allow off site mitigation without a full EIR analysis and a well thought out program to implement a scientific, balanced and transparent program that would not leave the decision of who gets to mitigate off site rare plants to a few people and allow those developers who can pay the money to get around ecological preservation. This is unfairly removing ecological protections from the Community Region and should be a analyzed from a legal perspective. We recommend creating a committee made up of

public, scientists and County staff. The Committee members shall have no interests in projects or interests determining locations of who gets off site mitigations. The intent of the committee would be to establish and quantify a fair and transparent off site mitigation program if deemed adequate, applicable and fair. One element might be only a certain % of land within a region is eligible for offsite mitigations and the degree of mitigations should be based on quantified scientific ecological analysis. This is a huge topic and should be analyzed thoroughly in the EIR. Do not allow off site mitigation without a full EIR analysis and a well thought out program to implement. This is a significant topic and critical to El Dorado County as El Dorado County has many ecological resources that need to be protected.

17.28.010 A. 3. Planned Development PD Combining Zone –
Clusted intensive land uses magnifies and densifies visual and physical impacts. Many in the community region strongly oppose clustering without a full EIR and analysis of magnified visual and physical impacts. For example one of many considerations is hydraulic runoff is concentrated and drainage design even more of a concern. Traffic patterns are denser, sound and noise becomes more of an issue. Quality of life in denser areas is reduced.

17.28.050 Residential Development Requirements Open Space
B. **Recommendation**: We absolutely oppose Alternatives to the On Site Open Space Requirement. We absolutely oppose in lieu of fees for open space. This does not benefit the onsite development future residents and it will certainly degrade the area by allowing denser developments without a balance of open space. This will penalize not only onsite development but will degrade the area by unfairly removing open space. This will significantly and irrevocable change the identity of areas that should be allowed the same benefits as every other resident of El Dorado County to maintain the quality of life by providing quality growth and equitable open space preservation. This would be legally challenged in the Community Region.

17.28.050 B. Open Space
Recommendation:
No in lieu fees
No offsite
No offsite Mitigation of Gabbro Soils

17.28.050 C Clustering
Clustering does not minimize impacts. It is a visual impact in that it gives the appearance of a much greater density.
Recommendation: Do not allow clustering of Discretionary projects unless evaluated fully within an EIR.

17.28.050 D Pedestrian Circulation
Recommendation: Pedestrian circulation plans should be required of all projects onsite and offsite as well as a Regional Area specific pedestrian plan done by the County for each area.

17.28.060 A. Residential Density Bonus
Recommendation: States base units for the project shall be based on the amount of gross acres this should not be allowed. It significantly misrepresents the density. For example a project of 6-7 lots per acre could use this to represent the project as 2 – 2.5 lots per acre.

These are only partial comments for Article 2. The Planning Commission and Board of Supervisors should have ongoing workshops on this Zoning Ordinance Update every 2 months as the Draft is revised and progresses. More Community input should be encouraged through education of the process. Workshops and updates should be held in each of the unincorporated areas of the County as well as online workshops. A virtual Government process should be explored as technology is expanding and the resources are now in place to allow for digital medium interaction. This would be a much more effective process and allow for much more interaction. The County should dedicate IT resources for exploring and analyzing efficient incorporation of technology to allow for the inclusion of more County residents in the planning and decision making process. As a 22 year resident of El Dorado Hills I appreciate all those who serve and call themselves public servants in their work to benefit the entire El Dorado County.

Tara Mccann, P.E.

–

Shawna L. Purvines
Sr. Planner

Development Services
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Thank you.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Ag zoning

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:41 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: **ROBERT SCHARPF** <qtzhill@wildblue.net>
Date: Thu, Jul 19, 2012 at 10:18 PM
Subject: Ag zoning
To: shawna.purvines@edcgov.us

Dear Ms Purvines, I understand that I should send my concerns about Ag zoning directly to you. My wife and I are concerned about the rezoning of our ag property. Our 15 acres, plus our son Stevens 10 acres constitutes our Quartz Hill Vineyard. As I understand it, we are now zoned AP which is being discontinued. Since we have been operating a commercial vineyard for many years, we think we should best be zoned as PA.
We hope the county will support us on this issue. Please let me know if you need any additional information.

Sincerely, Robert and Margot Scharpf

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Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

180133

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Article 3 4 Day Zoning Ordinance Workshop July 16-20, 2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:42 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Tara Mccann** <mccannengineering@sbcglobal.net>
Date: Fri, Jul 20, 2012 at 8:32 AM
Subject: Article 3 4 Day Zoning Ordinance Workshop July 16-20, 2012
To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, lou.rain@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, kimberly.kerr@edcgov.us, Teri.daly@edcgov.us, roger.trout@edcgov.us, pierra.rivas@edcgov.us, shawna.purvines@edcgov.us, peter.maurer@edcgov.us, edc.cob@edcgov.us
Cc: Cheryl and John McDougal <cheryl.mcdougal@yahoo.com>, Norman & Sue <arowett@pacbell.net>, "John W (IS) Hidahl" <John.Hidahl@ngc.com>, Jeff Haberman <jeff.h@ix.netcom.com>, John & Kelley <bugginu@sbcglobal.net>, Bill Welty <wmwelty@gmail.com>, Paul Raveling <paul.raveling@sierrafoot.org>, Ellison Rumsey <aerumsey@sbcglobal.net>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Rich Stewart <rich_stewart@sbcglobal.net>, Dave and Susan Comstock <dandscomstock@comcast.net>, alex lebeaux <alabeaux@yahoo.com>, paul gratt <psgratt@aol.com>, soldbytami@gmail.com, Sanjay Varshney <varshney@saclink.csus.edu>, claire labeaux <claire_labeaux@yahoo.com>, sharonschei@sbcglobal.net, Doreen Barton <dkbarton@pacbell.net>, tccronin66@yahoo.com, Kala & Growri Kowtha <kkowtha@yahoo.com>, readysetgo@pacbell.net, Ron Mikulaco <ron@gotmik.com>

4 Day Zoning Ordinance Workshop July 16 - July 20, 2012
COMMENTS AND RECOMMENDATIONS
ARTICLE 3

17.30.030 C. Projections into requierd setbacks
3.a. Swimming Pools (3) Pool Equipment All setbacks required by zone.
Recommendation: Needs clearer definition and be expanded apon. All setbacks required by zone would that include CC&R setbacks? Is the County requiring sign off by the Homeowners Association if applicable to confirm applicant has submitted to it's local HOA BOard. What is the physical measurement for pool equipment setback. A specific number needs to be given.

17.30.030 H Riparian Setbacks 1. (c) "... while providing a process for the County to consider and authorize exceptions in order to allow reasonable use of property."
This is vague, what is the County defining as reasonable use of property. Who's is setting the litnus test for reasonable use the developer?
Recommendation: Riparian setbacks should be a standard required of all developement equally and not subject to exceptions. The reason for the setback is to protect the riparian water course. Issueing an exception would negate that for a development benefit. In a rare case where a riparian setback might be warranted the exception should be signed off by a Registered Civil Engineer competant in Hydraulics and be accompanied by stated reasons and kept with project files. Change 6. Site Plan Requirements Optonal Review

to delete " and as needed, the conclusion of qualified professional to read: "Any waiver or exception to a riparian setback shall be signed off by a Registered Civil Engineer competant in Hydraulics and be accompanied by stated reasons and filed with the project documents."

17.31.020 Eligibility for Bonus Incentives and or Concessions B.6. 180134
This is allowing the developer to essentially pay for a reduction in design standards and or County conditions. **Recommendation:** The developer should not be allowed to pay for design standard or condition reductions. Any reductions to a project for a density bonus should be noticed in the paper and clearly specify the reduction in standards or conditions.Any reduction to design standards

or County Conditions should be signed off by a County Licensed Engineer and the local Area Planning Advisory Committe with stated reasons for exceptions. Additionally this reduction exception process should be subject to a full EIR and comply with the CEQA mitigation process for proving significant mitigations created or existing due to exception should have to be mitigated to below significant. No incentive or exception should be allowed that adds to cumulative impacts and/ or eleminates or reduces at occupancy traffic safety infrastructure. This section needs to be analyzed in detail and rewritten to protect and benefit the residents and existing businesses of El Dorado County.

17.31.040 D. Affordable Housing In Lieu Fee:
Recommendation: The developer should not be allowed to pay in lie fee to pay for concessions afforded in a density bonus, incentives and concessions without a clear benefit to the area and concurrance from the Area Planning Advisory Committee.

17.38 Oak Woodland Conservation
What is the status ?

Zoning Ordinance Workshop should be help every 2 months as process and Draft progresses.

Draft Zoning Ordinance Update needs to presented so that reviewers can determine the changes from the old Tile 16 to what is being proposed. This has been voiced as a significant problem in reviewing a very important County document.

–

Shawna L. Purvines
Sr. Planner
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TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Article 5 4 Day Zoning Ordinance Workshop July 16-20, 2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:43 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: **Tara Mccann** <mccannengineering@sbcglobal.net>
Date: Fri, Jul 20, 2012 at 9:02 AM
Subject: Article 5 4 Day Zoning Ordinance Workshop July 16-20, 2012
To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, lou.rain@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, kimberly.kerr@edcgov.us, Teri.daly@edcgov.us, roger.trout@edcgov.us, pierra.rivas@edcgov.us, shawna.purvines@edcgov.us, peter.maurer@edcgov.us, edc.cob@edcgov.us
Cc: Cheryl and John McDougal <cheryl.mcdougal@yahoo.com>, Norman & Sue <arowett@pacbell.net>, "John W (IS) Hidahl" <John.Hidahl@ngc.com>, Jeff Haberman <jeff.h@ix.netcom.com>, John & Kelley <bugginu@sbcglobal.net>, Bill Welty <wmwelty@gmail.com>, Paul Raveling <paul.raveling@sierrafoot.org>, Ellison Rumsey <aerumsey@sbcglobal.net>, Kitty & Rich Stewart <kitty_and_rich@sbcglobal.net>, Rich Stewart <rich_stewart@sbcglobal.net>, Dave and Susan Comstock <dandscomstock@comcast.net>, alex lebeaux <alabeaux@yahoo.com>, paul gratt <psgratt@aol.com>, soldbytami@gmail.com, Sanjay Varshney <varshney@saclink.csus.edu>, claire labeaux <claire_labeaux@yahoo.com>, sharonschei@sbcglobal.net, Doreen Barton <dkbarton@pacbell.net>, tccronin66@yahoo.com, Kala & Growri Kowtha <kkowtha@yahoo.com>, readysetgo@pacbell.net, Ron Mikulaco <ron@gotmik.com>

4 Day Zoning Ordinance Workshop July 16 - July 20, 2012
COMMENTS AND RECOMMENDATIONS
ARTICLE 5

The Discretionary Project Review Process needs to be completely analyzed, retooled and updated. Too much to include but do see a great opportunity to restructure the County Discretionary Review process to make it more cost effective, more efficient to staff as well as more responsive to applicant. I feel the County would benefit by establishing a committee of non-county staff to analyze and give feedback on the process and areas that need to be analyzed that have been problematic in the past. EDAC and other groups have touched on some areas in the past but a full review by a committee dedicated to enhance the Permit process with a cross section of members from public, private, business, residents, environmental, development, and non development interest would be beneficial. Article 5 does not allow enough specific direction to policy for County staff. I do this for a living and would have problems with processing permits with this kind of language. I would like to offer some bullet specific comments in the future as the Draft Zoning Ordinance moves forward. I welcome the opportunity to work with the County on improving the process as I feel I have some constructive comments that could benefit the County. Thank You for the opportunity to have comments included in this process of a full Zoning Ordinance Update as part of the Tentative General Plan Amendment Process.

Tara Mccann

--

Shawna L. Purvines
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180135

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TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Businesses on home property

1 message

taani1@aol.com <taani1@aol.com> Sat, Jul 21, 2012 at 3:27 PM
To: kimberly.kerr@edcgov.us, raynutting@hughs.net, tgpa-zou@edcgov.us

Hello,

I have attached a letter addressing Articles 4 & 8 that are on the agenda for consideration. I would like to attend the next public meeting as I was out of town for the meetings last week.

I sincerely appreciate you taking the time to read it and consider my concerns.
Please feel free to contact me about this matter.

Thank you.
Best Regards,

Taani Story
Owner, My Dream Ranch
(530) 409-7016

Check out my Facebook Page! - My Dream Ranch
taani1@aol.com

Home_Business.doc
60K

180136

July 17, 2012

Dear Supervisor Nutting,

My name is Taani Story, we met briefly at the Quik Stop in Diamond Springs recently when you approached me about finding you a buckskin horse (I am still searching, finding a good horse in a specific color is a challenge). I was driving my white SUV with my business "Ad" on my back window (My Dream Ranch for Boarding), and an "Adopt a Wild Mustang" bumper sticker.

I own property in El Dorado County and my business on my property, where I also live, includes a horse boarding facility for 9 or more horses. I have expended a great deal of time and money installing horse barns/stalls and a covered arena for my horse boarding facility.

> I am confused and concerned about the proposed County Zoning Ordinance regarding boarding stables of 9 or more boarded horses. Specifically, **the requirement for a Conditional Use Permit on boarding stables of 9 or more horses. Or the possible requirement to qualify as an Outdoor Recreational Facility instead of a Home Occupation.**

My property is RE-10. If I follow the draft zoning ordinance trail for boarding stables of 9 or more horses, it appears to me that I must qualify to board horses under section **17.40.210 Outdoor Recreational Facilities.** My property is zoned RE-10. I do not see Outdoor Recreational Facilities listed as a land use under RE-10. Would I need to rezone my property to continue doing what I am already doing? Or, pay county fees for a Conditional Use Permit as a Home Occupation? How much is a Conditional Use Permit and are there any additional costs associated with obtaining a Conditional Use Permit? How often would I need to renew a Conditional Use Permit?

Would I be grandfathered in and not have to pay the Conditional Use Permit? What about new folks who want to offer horse boarding for 9 or more horses on the property where they live? What would it cost them to start up and how must they be zoned? Does a horse boarding facility of 9 or more horses qualify as a Home Occupation?

I also support outdoor use and clients allowed under the Home Occupation Ordinance. I am certified in Equine Assisted Growth and Learning (EAGALA which helped Ms. Dugard after her ordeal). But "Group lessons shall be limited to a maximum of four students at any one time, once per day, provided adequate parking is available" is too limiting for EAGALA work and EAGALA work isn't really a lesson per se.

I have highlighted relevant text from the El Dorado County draft zoning ordinance on the attached pages should you wish more detail. I believe you are my supervisor and I would appreciate any help possible. I am sorry but I will be out of state during part of this week so I may miss the relevant Board and Planning Commission joint workshop to discuss these issues.

Sincerely,
Taani Story
Owner, My Dream Ranch

Article 8 Glossary **Page 28 Draft El Dorado County Code Stables.**

Stables are divided into the following categories:

Commercial. Facility for keeping horses available to the public for hire. This may also include larger facilities that specialize in equestrian training, exhibitions, and boarding; and their accessory structures, such as arenas, spectator stands, and training facilities. Commercial stables do not include the keeping of horses for personal use, training, or horse boarding consistent with a home occupation. (See Section 17.40.210: Outdoor Recreation Facilities).

Private. An accessory building to a primary residential use that is used to shelter horses and other domestic farm animals for the exclusive use of the property owner or occupant, or for training and horse boarding consistent with a home occupation. (See Section 17.40.170: Home Occupations).

Article 4 17.40.160 Home Occupations

C. Standards. A home occupation shall be allowed in compliance with the following standards:

For horse boarding or riding lessons, five to eight boarded horses or students in a group lesson may be allowed under this permit. Nine or more is considered a commercial stable as defined in Article 8 and subject to Subsection G, below.

G. Conditional Use Permit. Where a proposed home occupation exceeds the standards under Subsections C or D above, a Conditional Use Permit shall be required.

17.40.210 Outdoor Recreational Facilities

D. Commercial Stables. Stables that provide horses for hire at an hourly or daily rate, commercial boarding and training of horses, or riding lessons that exceed the standards of a home occupation under Section 17.40.150.F.2 shall be subject to the following minimum standards:

17.40.160 Home Occupations

A. Purpose. The purpose of this Section is to provide opportunities for home-based businesses incidental to and compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, while minimizing conflicts with adjacent property owners, maintaining the residential character of neighborhoods, and protecting the public health, safety, and welfare.

B. Applicability. A home occupation, as defined in Article 8, shall be permitted in any zone that allows single- or multi-unit residential use in compliance with the standards and permitting requirements of this Section.

C. Standards. A home occupation shall be allowed in compliance with the following standards:

1. All business is conducted within permitted structures on the lot. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to differ from its residential character either by the use of colors, materials, construction, lighting, or signs, except where required under Paragraph 5, below.
2. For home occupations conducted in any part of a garage, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.
3. The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner shall be allowed to report to work at the site of the home occupation subject to Paragraph 5, as follows:
   a. One employee shall be allowed on lots one acre to less than five acres;
   b. Two employees shall be allowed on lots five acres or greater.
4. Retail sales may occur on the premises by appointment, only, or when conducted by telephone, mail, or internet, with delivery occurring off site.
5. A building permit for change of use for that portion of the residence utilized as an office, workroom, sales area, and restroom facilities for employees and commercial customers shall receive final occupancy approval subject to Building Code Section 1101B.6 (*Commercial Facilities Located in Private Residences*) prior to business license approval.
6. As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or that causes fluctuations in line voltage off site.
7. Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.
8. No heavy commercial vehicles, as defined in Article 8 (Vehicle, Heavy Commercial), used as part of the home occupation shall be stored or parked on site or on the road frontage in RM, R1, R20K, R1A, R2A, and R3A zones. On lots five acres or larger and in Residential Estate (RE) and Agricultural and Resource zones (Chapters 17.24 and 17.21, respectively), heavy commercial vehicles may be stored on site providing they are not visible from a right-of-way or road easement, except when in use.
9. Goods or materials used or manufactured as part of the home occupation shall not be visible to the public when stored.

10. Any materials used or manufactured as part of the home occupation may be subject to the review and approval of Environmental Management and the applicable fire department prior to business license sign off by the Department.
11. Student instruction shall be provided by appointment only, subject to the following standards:
a. Group lessons shall be limited to a maximum of four students at any one time, once per day, provided adequate parking is available. Parking space that meets on site residential requirements, as well as available parking space along the road frontage may be used.
b. No concerts, recitals, performance events, or showings shall be held on the site unless in compliance with Subsection D, below.
c. Student instruction shall be permitted between the hours of 7:00 a.m. and 9:00 p.m.
12. The following home occupations shall be allowed by right in Agricultural and Resource and Residential Estate (RE) zones (Chapters 17.21 and 17.24, respectively), on lots with a minimum size of 10 acres, in compliance with the standards under Paragraph C.11:
a. Horseback riding lessons or similar instruction involving animal husbandry.
b. Horse boarding providing the use or training of the horse(s) is limited to their owners or lessees.

D. Student Instruction - Administrative Permit Required. An Administrative Permit shall be required when a home occupation exceeds the standards under Paragraphs C.11 or C.12, above. An Administrative Permit for a home occupation under this Subsection shall only be approved when the Director finds that the standards being exceeded will not change the residential character of the neighborhood based on the attendance numbers, frequency or duration of the event, and nature of the use. If applicable, the location of an accessory structure relative to adjacent residential uses shall be considered, as well. For horse boarding or riding lessons, five to eight boarded horses or students in a group lesson may be allowed under this permit. Nine or more is considered a commercial stable as defined in Article 8 and subject to Subsection G, below. In addition to all other standards under Subsection C, permit approval shall be subject to compliance with the following standards:
1. The site of the home occupation either has direct access to a public or private road that conforms to Standard Plan 101C, or the property owner participates in a road maintenance association.
2. The total number of vehicle round trips to the site generated by students receiving group lessons shall not exceed 12 per day.
3. There shall be adequate parking on the site to accommodate recitals or concerts, in addition to the required residential parking spaces. Added parking areas shall be located outside of any setback areas for the zone, in compliance with Subsection 17.36.040.D (Parking and Loading). Available parking along the road frontage may be used, also.
4. A proposed accessory structure for the purpose of conducting recitals or concerts shall be permitted as follows:
a. For lots less than one acre, one structure of 600 square feet, maximum.
b. For lots one acre or larger, one structure of 1,200 square feet, maximum.
5. The Administrative Permit shall not be transferable from the applicant to any other person.
E. Signs. Signs identifying authorized home business activities on the site shall be subject to the standards in Table 17.40.150 below. All signs shall be compatible in design with the residential structures on site and shall not be illuminated.

Table 17.40.150 Home Business Sign Standards RM, R1, R20K, R1A	R2A, R3A, RE-5	RE-10, Ag and Resource Zones
Number	1	2	2
Size (cumulative)	1 square foot	6 square feet	12 square feet
Height (maximum)	n/a	6 feet	8 feet
Location	On wall adjacent to front entrance		1 within front setback to be visible from the adjoining road and 1 adjacent to residence or structure where home business is conducted

F. Prohibited Home Occupations. The following uses occurring on the site are not incidental to or compatible with residential activities and shall not be allowed as home occupations except as indicated below: (I did not included prohibited Home Occupations)

G. Conditional Use Permit. Where a proposed home occupation exceeds the standards under Subsections C or D above, a Conditional Use Permit shall be required.

*Optional Analysis for the Home Occupation Ordinance would allow for EAGALA work outside:

3. Rural Regions – a. Four employees on < 5 acres; 7 employees between 5 and 10 acres; 10 employees on ≥ 10 acres.
b. Business may have a "greater impact" on neighborhood than in Rural Centers.
c. "Larger number" of clients/customers on site at one time.
d. Outdoor businesses not required to be screened.
4. General standards: For purposed of determining employees allowed, acreage measured as the total of contiguous lots under business owner's title.
5. Undefined permit required for businesses having more than two employees or that have a "significant impact" on the neighborhood.

Residential Estate (RE). The RE, Residential Estate Zone is intended to preserve the rural character of an area and to minimize required services by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding land use compatibility, physical and infrastructural constraints, and General Plan land use designation. Said designations represent the minimum number of acres permitted for each lot. Agricultural structures and uses are considered compatible with this zone, as accessory to the residential use of the property.

I did not find Outdoor Recreational Use as a land use in RE zoning.

17.24.020 Matrix of Permitted Uses

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.24.020 below:

Table 17.24.020 Residential Zone Use Matrix
RM: Multi-unit Residential
R1, R20K: Single-unit Residential
R1A: One-acre Residential
R2A: Two-acre Residential
R3A: Three-acre Residential
RE: Residential Estate
NS: Neighborhood Service

P Permitted use
A Administrative Permit required (17.52.010)
CUP/ Conditional Use Permit /
MUP Minor use Permit required (17.52.020)
TMA Temporary Mobile Home Permit required (17.52.050)
T Temporary use permit required (17.52.060)
— Use not allowed in zone

LAND USE	PERMIT REQUIRED BY ZONE				Specific Use Regulation
RM	R1, R20K	R1A	R2A	R3A	RE

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Public Comment - Zoning Ordinance Workshops July 16 - July 20, 2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Sun, Jul 29, 2012 at 9:03 AM
To: loriparlin@sbcglobal.net
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Lori.

——— Forwarded message ———
From: **Lori Parlin** <loriparlin@sbcglobal.net>
Date: Fri, Jul 27, 2012 at 1:36 PM
Subject: Public Comment - Zoning Ordinance Workshops July 16 - July 20, 2012
To: shawna.purvines@edcgov.us
Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

To: Shawna Purvines, Senior Planner

Zoning Ordinance Workshops July 16 - July 20, 2012
Public Comments and Recommendations

17.10.020 D Where an inconsistency exists between General Plan and zoning designation for a lot, the General Plan designation shall govern.

Many existing land uses in the Community Regions are not compatible with high density development, yet the Community Regions are intended for the highest intensity of self-sustaining compact urban-type development or suburban type development within the county. Residents typically choose the location of their home based on the zoning of the properties adjacent to and surrounding their own property. Residents should not have to be concerned that the properties in their neighborhood will be rezoned for high density development simply because their neighborhood was placed in a Community Region by the General Plan.

Recommendations:
1. I/We request that the term 'Community Region' be changed to 'High Density Area' because it more accurately describes what type of development the County plans for that area.

2. I/We request that when there is an inconsistency between the General Plan and zoning designation for a lot, the zoning designation shall govern. This request follows the concern that the current Community Region boundaries give the County too much discretionary authority to change the land use designation within Community Region boundaries.

3. I/We request that the residents of Shingle Springs be given the opportunity to create their own comprehensive plan for the future of Shingle Springs, much like the Meyers Community Plan.

4. I/We request that the County use zoning and land use designations as stepped buffers. For example, if a neighborhood is low density, then next to it should be medium density residential, followed by high density residential, followed by commercial professional offices, then retail, and then industrial.

17.51.050 Public Notice Notice of public hearings or staff-level review with notice procedures shall be provided as set forth in California Government Code Section 65090 et seq., except that notice shall be provided to owners of real property, as shown on the latest equalized assessment roll, within 500 feet of the real property that is the subject of the public hearing or staff-level review.

Recommendation:
I/We request that to ensure transparency in zoning changes, signs also be used as part of the public notice process, like Placerville and Sacramento County does.

Thank you,

Sam and Lori Parlin

Shingle Springs, CA

180137

–

Shawna L. Purvines
Sr. Planner
Development Services
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shawna.purvines@edcgov.us
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TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Public Comments and Recommendations; Zoning Ordinance Workshops July 16 - July 20, 2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Sun, Jul 29, 2012 at 9:04 AM
To: jalarner@comcast.net
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thank you Jill

Shawna Purvines

---------- Forwarded message ----------
From: **Jill Larner** <jalarner@comcast.net>
Date: Fri, Jul 27, 2012 at 4:44 PM
Subject: Public Comments and Recommendations; Zoning Ordinance Workshops July 16 - July 20, 2012
To: shawna.purvines@edcgov.us

To: Shawna Purvines, Senior Planner

Zoning Ordinance Workshops July 16 - July 20, 2012

Public Comments and Recommendations

17.10.020 D Where an inconsistency exists between General Plan and zoning designation for a lot, the General Plan designation shall govern.

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Recommendation:

We request that to ensure transparency in zoning changes, signs also be used as part of the public notice process, like Placerville and Sacramento County does.

Thank you,

Greg and Jill Larner

Shingle Springs, CA

--

Shawna L. Purvines
Sr. Planner
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Thank you.

July 23, 2012

12 JUL 24 AM 11:46
RECEIVED
PLANNING DEPARTMENT

El Dorado County Development Services Dept.
2850 Fairlane Court
Placerville, CA 95667

Attn: Shawna Purvines, Senior Planner

Subject: Request to retain R3A Zoning on Parcel No. 042-500-34

Dear Shawna:

I was informed at the July 16, 2012 Board of Supervisor's Meeting, that my property at 6830 Aerie Road (Parcel No. 042-500-34) was projected to be down zoned from the current zoning of Single-Family Residential, 3 acres (R3A) to Estate Residential, 5 acres (ER5) (see attached). Per our conversation I am submitting a request to retain the existing zoning. To this end I submit the following considerations:

Surrounding Land Use Compatibility - The parcel is surrounded on three sides by R3A zoned and fully developed 3 acre parcels.

No Infrastructure Constraints - The Parcel is served by EID Water originating at an eight inch main on Sly Park Road, therefore no problem with fire flow or additional hydrants. The Parcel fronts on a two lane County road. For access and potential development, I have created and recorded a fifty foot wide road and public utilities easement from Sly Park Road to and onto the Parcel. The soil composition offers excellent absorption for leach field placement throughout the property.

No physical constraints - The current location of my home and garage in the center of the Parcel would permit a future 3-way split with no access, set-back or parcel length vs. width ratio issues. In addition, the parcel slope varies from gentle to level and again offers no access, turnaround or development constraints.

In view of the above and the additional fire fuels clearing that would benefit my surrounding neighbors, I respectfully request to retain my existing R3A Zoning. Please advise your decision/action via letter or e-mail.

Thank you,

Thomas G. Mahach, Col, USAF Retired
6830 Aerie Road
Pollock Pines, CA 95726
Phone: 530-644-6878
E-mail: aeriepress@hughes.net

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RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
2012 JUL 20 AM 9:19

Dear Supervisors,

My family, friends and many neighbors ask that you cancel this General Plan Amendment/Zoning charade immediately!

As you all know it is a unnecessary waste of valuable time, resources and money.

We beg you to find the courage and not put this great county through the embarrassment of facilitating the man-made global warming/Climate Change and Agenda 21 lies.

Very Sincerely,

Michael Mueller, RCDD, DCCA, DSCE
Diamond Springs

LATE DISTRIBUTION
DATE 7/20/12

Public Comment 12-0837.4E.1
Public Comment 12-0837.4E.1

Submitted by C. Shaffer

at Board Hearing of 7-18-12

#1

Zoning Ordinance Update Comments
Article 3 – Partial Issues List
July 18, 2012

✓ **17.30.020 Minimum Size and Width of Lots**

This Section contains design standards applicable to creation of new lots. The section should refer to minimum area and width standards in Article 2. Remainder of section should be deleted and reviewed for inclusion in Land Development Manual (LDM). (Note: Language in 17.30.020 B. seems to conflict with Draft LDM Section 2.2.2.B.)

✓ **17.30.030 Setback Requirements and Exceptions**

A. Measurement of Setbacks.

This Section attempts to identify the right of way width for roads where the right of way is not defined. Setbacks would then be measured from the "assumed" ROW line. This applies to private roads, County-maintained roads and major roads which are expected to be widened in the future.

The ZO should not try to define ROW width. Assuming ROW width on existing minor roads can increase setbacks by as much as 50%; this is unnecessary where future widening is not anticipated. In the case of major roads where future expansion is anticipated, future ROW can be protected by establishing larger setbacks from the centerline of the road alignment, rather than trying to define ROW width.

The Table should be reviewed for accuracy. (Bass Lake Road 100' in Specific Plan?)

A. 4. a Double Frontage Corner Lots

Requires front setback for both primary and secondary front yards on a corner lot. Staff report (Page 9 of 24) suggests that ZO provides relief for secondary setback, but doesn't appear to be the case. Recommend adding an additional line to Development Standards in Article 2 with reduced setbacks for secondary front yards.

✓ **17.30.030 H. Riparian Setbacks**

There are a number of issues with draft ZO language. For example, draft ZO uses "edge of riparian vegetation" as basis for measuring setbacks. Setbacks are based on size of lot rather than the type (perennial or intermittent) of drainage. Many elements are more restrictive than required by GP, such as the prohibition of paving within the setback, where the GP allows an exception for access roads.

Optional treatment language deals with a couple of issues, but full alternative language should be developed to accurately describe the optional approach. ZO language should probably

Public Comment 12-0837.4E.2

include building setback standards, and exceptions for reasonable use. Design standards related to new parcel maps or subdivisions might be more appropriately located in the Land Development Manual.

✓ **17.30.050 B. Front Yards**

Subsections 4 and 5 address "Cross-Visibility Area" (CVA) requirements, intended to provide for safe sight distance at intersections of roads (35') and driveway encroachments (15'). Subsection 4 measures distance from edge of pavement, but subsection 5 uses edge of right-of-way. The adopted Zoning Ordinance uses 25' at intersections, but does not appear to have a CVA or similar setback at driveway encroachments.

CVA at intersections should be reduced to 25' from property line, and driveway encroachments reduced to 10'. An exception should be included for controlled intersections (signalized or stop signs).

✓ **17.30.060 Development Standards for Slopes Exceeding 30 Percent Gradient**

Draft ZO language seems to be incomplete. Revised language needs to be developed. Purpose of proposed change was to provide relief for limited Commercial/Industrial/R&D lands and higher density residential (Multi-Family and High-Density Residential) in Community Regions and Rural Centers to facilitate use of those parcels. Need to address standards, exceptions and exemptions, reasonable use of existing parcels, and agricultural uses incorporating BMPs.

Certain design standards, should be considered for inclusion in the Land Development Manual, similar to the *Hillside Design Standards* in the adopted manual.

Public Comment 12-0837.4E.3

Proposed amendments prepared by the EDAC Regulatory Reform Home Occupation Ordinance Committee, dated July 18, 2012.

17.40.160 Home Occupations

A. Contents. This Section provides opportunities for home-based businesses compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, while minimizing conflicts with adjacent property owners, maintaining the residential character of neighborhoods, and protecting the public health, safety, and welfare.

B. Applicability. A home occupation, as defined in Article 8, shall be permitted in any zone that allows single- or multi-unit residential use in compliance with the standards and permitting requirements of this Section.

C. Standards. A home occupation shall be allowed in compliance with the following standards:

1. All business is conducted within permitted structures on the lot, or outdoors provided the business is screened from a right-of-way or road easement. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to differ from its residential character either by the use of colors, materials, construction, lighting, or signs, except where required under Paragraph 5, below.

2. For home occupations conducted in any part of a garage or a detached building, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.

3. The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner, or an Independent Contractor, shall be allowed ~~to report~~ to work at the site of the home occupation subject to Paragraph 5, as follows:

   a. One employee shall be allowed on lots ~~one acre to~~ less than five acres;
   b. Two employees shall be allowed on lots five acres or greater.

4. Retail sales may occur on the premises by appointment, only, or when conducted by telephone, mail, or internet, with delivery occurring off site.

5. A building permit for change of use for that portion of the residence utilized as an office, workroom, sales area, and restroom facilities for employees and

Submitted by Kimberly Beal

at Board Hearing of 7-18-12

Public Comment 12-0837 4E.4

#1

commercial customers shall receive final occupancy approval subject to Building Code Section 1101B.6 (*Commercial Facilities Located in Private Residences*) prior to business license approval.

6. As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or that causes fluctuations in line voltage off site. For businesses that do not meet these standards the business may be considered subject to a Conditional Use Permit, which shall not be transferable from the applicant to any other person.

7. Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.

8. ~~No heavy~~ Heavy commercial vehicles, as defined in Article 8 (Vehicle, Heavy Commercial), used as part of the home occupation ~~shall~~ may be stored or parked on site providing they are not visible from a right-of-way or road easement, except when in use, ~~or on the road frontage~~ in RM, R1, R20K, R1A, R2A, and R3A zones. On lots five acres or larger and in Residential Estate (RE) and Agricultural and Resource zones (Chapters 17.24 and 17.21, respectively), heavy commercial vehicles may be stored on site providing they are not visible from a right-of-way or road easement, or on the road frontage except when in use.

9. Goods or materials used or manufactured as part of the home occupation shall not be visible from a right-of-way or road easement ~~to the public~~ when stored.

10. Any materials used or manufactured as part of the home occupation may be subject to the review and approval of Environmental Management and the applicable fire department prior to business license sign off by the Department.

11. Student instruction shall be provided by appointment only, subject to the following standards:

    a. Group lessons shall be limited to a maximum of four students at any one time, ~~once per day~~, provided adequate parking is available. Parking space that meets on site residential requirements, as well as available parking space along the road frontage may be used.

    b. No concerts, recitals, performance events, or showings shall be held on the site unless in compliance with Subsection D, below.

    c. Student instruction shall be permitted between the hours of 7:00 a.m. and 9:00 p.m.

12. The following home occupations shall be allowed by right in Agricultural and Resource and Residential Estate (RE) zones (Chapters 17.21 and 17.24, respectively), on lots with a minimum size of 10 acres, in compliance with the standards under Paragraph C.11:

    a. Horseback riding lessons or similar instruction involving animal husbandry.

    b. Horse boarding providing the use or training of the horse(s) is limited to their owners or lessees.

D. Student Instruction - Administrative Permit Required. An Administrative Permit shall be required when a home occupation exceeds the standards under Paragraphs C.11 or C.12, above. An Administrative Permit for a home occupation under this Subsection shall only be approved when the Director finds that the standards being exceeded will not change the residential character of the neighborhood based on the attendance numbers, frequency or duration of the event, and nature of the use. If applicable, the location of an accessory structure relative to adjacent residential uses shall be considered, as well. For horse boarding or riding lessons, five to eight boarded horses or students in a group lesson may be allowed under this permit. Nine or more is considered a commercial stable as defined in Article 8 and subject to Subsection G, below. In addition to all other standards under Subsection C, permit approval shall be subject to compliance with the following standards:

1. The site of the home occupation either has direct access to a public or private road that conforms to Standard Plan 101C, or the property owner participates in a road maintenance association.

2. The total number of vehicle round trips to the site generated by students receiving group lessons shall not exceed 12 per day.

3. There shall be adequate parking on the site to accommodate recitals or concerts, in addition to the required residential parking spaces. Added parking areas shall be located outside of any setback areas for the zone, in compliance with Subsection 17.36.040.D (Parking and Loading). Available parking along the road frontage may be used, also.

4. A proposed accessory structure for the purpose of conducting recitals or concerts shall be permitted as follows:

    a. For lots less than one acre, one structure of 600 square feet, maximum.

    b. For lots one acre or larger, one structure of 1,200 square feet, maximum.

5. The Administrative Permit shall not be transferable from the applicant to any

other person.

E. **Signs**. Signs identifying authorized home business activities on the site shall be subject to the standards in Table 17.40.150 below. All signs shall be compatible in design with the residential structures on site and shall not be illuminated.

Table 17.40.150 Home Business Sign Standards

	RM, R1, R20K, R1A	R2A, R3A, RE-5	RE-10, Ag and Resource Zones
Number	1	2	2
Size (cumulative)	1 square foot	6 square feet	12 square feet
Height (maximum)	n/a	6 feet	8 feet
Location	On wall adjacent to front entrance	1 within front setback to be visible from the adjoining road and 1 adjacent to residence or structure where home business is conducted	

F. ~~**Prohibited**~~ **Home Occupations.** The following uses occurring on the site are not ~~incidental to or~~ compatible with residential activities on parcels less than one acre, and shall not be allowed as home occupations. ~~–~~For parcels greater than one acre the following uses occurring on the site, ~~except~~ as indicated below, are subject to a Conditional Use Permit which shall not be transferable from the applicant to any other person:

1. Motor vehicle and other vehicle repair or maintenance (body or mechanical) including, but not limited to the repair of engine, muffler, or drive train components of the vehicle; and upholstering, painting, or detailing work, except as provided in Section 17.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use).

2. The storage of motor vehicles, including but not limited to automobiles, motorcycles, heavy commercial vehicles, recreational vehicles, trailers, and boats (motorized or not), except as provided in Section 17.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use) and Paragraph C.7, above.

3. Carpentry and cabinet making, with the exception of woodworking that results in the creation of small wood products or single orders of furniture where delivery occurs off site or on site by appointment only.

4. Food preparation and food sales, except as part of a catering business where prepared food will be delivered off site, subject to Environmental Health permit

requirements.

5. Commercial kennels or catteries.

6. Personal services, as defined in Article 8.

7. Medical and dental offices, clinics, and medical laboratories.

8. Veterinary services, with the exception of those considered an 'agricultural support service', as defined in Article 8 and subject to the standards in Section 17.40.070 (Agricultural Support Services).

9. Repair shops or service establishments, with the exception of repairing small electrical appliances, cameras, or other similar items where pick-up and delivery occurs off site or on site by appointment only.

10. Commercial stables, as defined in Article 8 (Stables: Commercial), which shall be subject to Subsection 17.40.210.D (Outdoor Recreation Facilities).

11. Large-scale upholstering service, with the exception of upholstering single orders of furniture or other objects where pick-up and delivery occurs off site.

12. Welding and machining, except when incidental to small scale production or parts assembly; or work or craft that is the activity of creative artists.

13. Winery and tasting rooms that are not allowed in the Wineries Ordinance (Section 17.40.400).

14. Any other use determined by the Director that is not incidental to and/or compatible with residential activities.

G. Conditional Use Permit. Where a proposed home occupation exceeds the standards under Subsections C or D above, a Conditional Use Permit shall be required.

*Optional Analysis for the Home Occupation Ordinance would allow for:

1. Community Region –
   a. One employee or Independent Contractor on < 1 acre; 2 employees between 1 and 5 acres; 4 employees on ≥ 5 acres; shall be allowed by right.
   b. 6 students per group lesson once ~~once~~ per day on parcels less than one acre, or twice per day on parcels one acre or greater.
   c. Business may be conducted outdoors if screened from the public.
   d. Commercial vehicles normally used in residential areas are allowed. Other commercial vehicles ~~unless the~~ are allowed provided the vehicle is parked within an enclosed structure and/or screened from public view.
   ~~d.~~e. Storage of business products shall be within a building, and/or outdoors if screened from any right-of-way or roadway easement.

2. Rural Center –
    a. One employee or Independent Contractor on < 1 acre; 2 employees between 1 and 5 acres; ~~4~~ 5 employees between 5 and 10 acres; 10 employees on ≥ 10 acres; shall be allowed by right.
    b. 8 students per group lesson twice per day.
    c. "Limited number" of clients/customers on site at one time.
    d. Business may have a "limited impact" on the neighborhood.
    e. Outdoor businesses shall be screened from public roadways.
    f. Storage of business products shall be allowed within an on-site building, and/or outdoors if screened from any right-of-way or roadway easement.
    g. Any business allowed in Class I shall be allowed in Class II.
    ~~e.~~h.
3. Rural Regions –
    a. Four employees on < 5 acres; 7 employees between 5 and 10 acres; 10 employees on ≥ 10 acres; shall be allowed by right.
    b. Business may have a "greater impact" on neighborhood than in Rural Centers.
    c. "Larger number" of clients/customers on site at one time.
    d. Outdoor businesses not required to be screened.
    ~~d.~~e. Any business allowed in Class I or Class II shall be allowed in Class III.
4. General standards: For ~~purposed~~ of determining the number of employees, customers and clients allowed, the acreage measured as the total of contiguous lots under business owner's title shall be used.
5. Undefined permit required for businesses having more than two employees or that have a "significant impact" on the neighborhood.

~~5.~~6. Incorporate a "checklist" for any home occupation business permit.

EDAC Regulatory Reform Sub-Committee for the Home Occupation Ordinance (HOO) ~~Outline~~

Amended 7/18/12

- Today, many existing home based businesses utilize employees, work in the home or a detached building, create occasional noise, and have operated for years without complaint or impact on neighbors, but are illegal.
- General Plan Policy 10.1.7.4 states "Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties."
- Program 10.1.7.4.1 reads "Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in Community Regions, Rural Centers and Rural Regions."
- Program 10.1.7.4.2 reads "Land use regulations shall disallow Conditions, Covenants and Restrictions that preclude home occupations or work-at-home activities."
- Purpose of Home Occupations: to provide opportunities for businesses compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, and reduce vehicle trips on local roads, while minimizing conflicts with adjacent property owners and protecting the public health, and safety and welfare.
- San Bernardino County is an example of a HOO that encourages HO by allowing HO classes based on standards.

17.40.160 Home Occupation Ordinance

- A Home Occupation is the use of one's residential property for business, which may be conducted within the home, within another onsite building or outdoors. It is permitted only if the home is used primarily as a residence, by the homeowner or tenant, and the business will not alter the residential character of the area.

Three Classifications:

Class I – Community Regions

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is five acres or more, four employees are allowed by right
- All work shall be predominately done by telephone, mail, facsimile, internet, one client face-to-face at a time set by appointment only, or off-site work.

Submitted by Kimberly Beal

~~Public Comment 12-0837.4E.10~~

at Board Hearing of 7-18-12

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- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of six students at any one time, twice per day
- Storage of business products shall be within a building, and/or outdoors if screened from ~~public view~~ any right-of-way or roadway easement.
- Only those types of commercial vehicles normally used in residential areas are allowed, unless the vehicle is parked within an enclosed structure and/or screened from ~~public view~~ any right-of-way or roadway easement.
- Business conducted outdoors shall be screened from ~~public view~~ any right-of-way or roadway easement.

Class II - Rural Centers

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is between five and ten acres, five employees are allowed by right
- If the parcel is ten acres or more, ten employees are allowed by right
- Allows a limited number of clients or customers on site at one time
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of eight students at any one time, twice per day.
- The business may have a limited impact on the neighborhood
- Any business allowed in Class I shall be allowed in Class II
- Storage of business products and business vehicles shall be screened from ~~public roadways~~ any right-of-way or roadway easement.
- Business conducted outdoors shall be screened from public roadways.

Class III – Rural Regions

- If the parcel is less than five acres, four employees shall be allowed by right
- If the parcel is between five and ten acres, seven employees are allowed by right
- If the parcel is ten or more acres, ten employees are allowed by right
- Allows a large number of clients or customers on site at one time
- A business may have more impact on the neighborhood than allowed in Class I or Class II
- Any business allowed in Class I or Class II shall be allowed in Class III
- Storage of business products and business vehicles shall be screened from ~~public roadways~~ any right-of-way or roadway easement.
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of ten students at any one time.
- Business is allowed to take place outdoors

Permit Requirements

- A permit is not required for businesses having up to two employees, provided all parking is on site and there is no other impact on the neighborhood
- A permit is required for businesses having more than two employees
- A permit is required for businesses that will have a significant impact on the neighborhood

General Standards

- All businesses must have a Business License
- A home occupation shall be permitted in any zone that allows single- or multi-unit residential use
- All employee parking shall be on site
- A tenant operating a Home Occupation is required to provide the property owner's notarized, written permission for that specific use of the property
- Should the owner of the business own contiguous parcels, the aggregate of the acreage shall be used to determine the number of employees, customers and clients allowed
- Hours of operation are allowed between 7:00 AM and 9:00 PM
- The Home Occupancy Ordinance shall not override other County Ordinances
- Incorporate a "checklist" for any home occupation business permit.
- Setbacks and building heights shall be consistent with the underlying zoning.

Additional Standards will be written as the ordinance is being created, to provide setbacks, standards for each Class, signage and more. Also, it is anticipated that there will be at least 2 types of permits, one being an administrative permit and the other being a Conditional or Special Use Permit

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The initial HOO outline was prepared and presented to the Planning Commission on September 22, 2011. KAB

The First Amendment of the HOO was approved by the EDAC HOO Committee on October 21, 2011, and presented to the Board of Supervisors on October 24, 2011. KAB

Within Article 4, Chapter 17.40, the County changed the Home Occupation Section number from 17.40.170 to 17.40.160, and incorporated herein on February 21, 2012. KAB

The Third Amendment of the EDAC HOO was prepared July 18, 2012. To the County's proposed Home Occupation Ordinance amendments were prepared and presented to EDC during a public meeting on July 18, 2012. KAB

Public Comment 12-0837.4E.12

Zoning Ordinance Update Comments
Article 4 – Partial Issues List
July 18, 2012

✓ **17.40.030 Accessory Structures and Uses**

Allows use "accessory to" primary use. Accessory use is incidental to, subordinate to, compatible with, necessary for carrying on the principal use. Draft ZO describes barns and ag structures as "accessory" uses. Requires that the "accessory use" occur on the same parcel as the primary use. (Cannot build house on one parcel and barn on adjacent parcel.) Unclear if uses such as cropland and grazing are also considered "accessory" and if a house would have to be built as a condition precedent to planting crops on a vacant parcel. Ranch marketing (wineries) requires accessory uses to be on same parcel as vineyards.

Concern that this treatment will have chilling effect on small-scale ag operations, home occupations and rural commerce.

✓ **17.40.150 Guest House**

Currently 400 sq. ft. allowed by right as accessory use in most larger lot residential zones. May not have kitchen facilities, but wet bar allowed. Draft ZO would increase maximum size to 600 sq. ft., but prohibits a guest house on any parcel containing a second dwelling (granny flat; kitchen facilities allowed).

Guest house (without a kitchen) should be allowed as an accessory use for main dwelling, either attached or detached. Should not be restricted because of secondary dwelling.

✓ **17.40.160 Home Occupations**

Language for "optional consideration" may not encompass all proposed or contemplated home occupational uses or issues. Suggest that ordinance language for optional consideration be prepared to ensure all issues are covered.

✓ **17.40.300 Secondary Dwellings**

C.1. "Maximum Floor Area" is calculated to include *"potentially habitable space"* such as attics and storage areas. Article 8 definition of "Gross Floor Area" includes unimproved attic space with 6'6" of headroom, whether or not a floor is laid. This provision should be changed to delete space which is not habitable.

C.3.b. Prohibits Secondary Dwelling where a guest house (without a kitchen) exists. Current ZO allows both on lots over 1 acre. Both should continue to be allowed on larger residential parcels.

Cynthia Shaffer

Submitted by Cindy Shaffer
at Board Hearing of 7/18/12

Public Comment 12-0837.4E.13

✓ **17.40.330 Temporary Real Estate Sales Offices**

B.5. Allowed for initial term of 2 years or build-out of subdivision, whichever is earlier. Extensions for one year can be approved up to a maximum of 5 years. Current ZO allows Temporary Sales Office by right and requires that the use terminate within 30 days of the last sale. Proposed initial term of 2 years is too short; successive extensions of 1 year are an unnecessary regulatory step. Suggest language in current ZO be retained.

✓ **17.40.350 Timber Production Zone**

GP contains specific findings required for a CUP to build a dwelling on TPZ lands. The Draft ZO expands those findings to include: "The property owner has either demonstrated a need for full-time residency on the subject lot to protect against theft or vandalism, or full-time management of the stand is necessary for its continued productivity." This standard is a "poison pill" that is impossible to satisfy. Findings should conform to the specific findings contained in the GP. (Includes "the use will not be detrimental" or "will not hinder timber production and harvesting".)

Public Comment 12-0837.4E.14

Board of Supervisors/Planning Commission

Joint Workshop July 18, 2012

Presented by Linnea Marenco

Article 4

1. **Home Occupation** Page 22 **17.40.160**

Rural commerce is important to the survival of rural lands (working landscapes rather than land splits). This concept is similar to the manner in which our pioneering families and pioneering properties survived – that is, conducting business/generating income on rural lands where they also lived.

Therefore, home occupations which allow a home business performed outside of the residential structure/accessory buildings and where limited clients, retail sales, and employees may occur on-site is necessary to protect the viability of rural properties, especially larger parcels in Rural Regions.

Recommendation: Analyze optional input as found on Page 27 of Article 4 for Home Occupations for Rural Regions:

3. Rural Regions –

a. Four employees on < 5 acres;
7 employees between 5 and 10 acres;
10 employees on ≥ 10 acres.

B Business may have a "greater impact" on neighborhood than in Rural Centers.

c. Larger number of clients/customers on site at one time.

d. Outdoor businesses allowed and not required to be screened.

2. **Agricultural Homestays.** Page 27 Lodging Facilities **D.** (Now reads)

1. The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets meet the minimum criteria for a Williamson Act Contract, whether the property is under Contract or not. The adopted Williamson Act criteria for lots between 10 and 20 acres shall also apply on similarly sized lots, whether they are under Contract or not.

2. The use is limited to a maximum of <u>three guest rooms</u> for <u>up to six guests</u> at any one time.

Submitted by Linnea Marenco
at Board Hearing of 7-18-12

Public Comment 12-0837.4E.15
#1

3. The property owner shall reside in either the primary or secondary dwelling on site.

4. Meals may be served to overnight guests, only. There are no limitations on the number of meals or the times at which they are served. The price of food shall be included in the price of the overnight accommodations in compliance with the California Retail Food Codes enforced by the County (Health and Safety Code Section 113893).

Note:

The state's allowance for maximum number of guest rooms and guests allowed at any one time is not more than six guest rooms or accommodates not more than 15 guests. The El Dorado County ordinance should match that of the State of California's agricultural homestay requirements under **SECTION 1.** Section 113870 of the Health and Safety Code, Bill Number AB 1258 introduced by Assembly Member Strom-Martin. To read more about the State of California's Agricultural Homestay requirements see http://ucanr.org/sites/sfp/agritourism/factsheets/ab1258/ prepared by the University of California Cooperative Program.

Recommendation: match the State of California's Health and Safety Code to allow not more than six guest rooms or accommodate not more than 15 guests for an Agricultural Homestay.

3. **Ranch Marketing on Agricultural Grazing Lands (Large Animal)** Page 50

Ranch Marketing on agricultural grazing lands, not merely agricultural crop growing properties, is to be strongly encouraged. Hay/pasture is the 4th top agricultural commodity (12%) in El Dorado County in 2010 by proportion of the overall gross crop value; livestock (22%) is the second highest overall gross crop value. (From the El Dorado County Environmental Checklist Agricultural Resources, Page 2-5 May 2012 Initial Study EDC TGPA and ZO Environmental Impact Report ICF 00103.12 12-0267 5C 5 of 53).

Recommendation: Ranch Marketing on Agricultural Grazing lands should be allowed on Planned Agriculture (PA) and Rural Lands (RL) zones, as well as the Ag Grazing (AG) zone, and require fewer than 160 acres to qualify.

Rational: many people will not graze cattle or other large animals on their lands because they do not want to be discriminated against/ zoned as Agricultural Grazing (AG).

Objective: encourage grazing lands and ranch marketing on grazing lands. Therefore, make the Ranch Marketing on grazing lands desirable by allowing grazing on agricultural zones such as PA and RL and do not limit to parcels of 160 acres or more in order to allow Ranch Marketing on grazing lands. Ranch Marketing on crop lands is allowed on merely as little as 5 acres and is successful as such.

No Taking of Current Permitted Rights

Every attempt should be made to retain (not take away) existing rights.

Recommendation: do not take away existing, permitted rights as existing zones are replaced.

Recommendation: the Board of Supervisors direct staff to make every effort possible to not take away existing rights.

Recommendation: the Board of Supervisors direct staff to prepare a list of 'taken' rights.

Recommendation: already approved Business Licenses should not be disallowed as ordinances change.

For example, as new zones (e.g., RL) replace archaic/deleted zones (e.g., AE), rights should not be taken away. For example, on AE (Re) Zoning:

1. The Exclusive Agricultural (AE) current zone states the following use is permitted by right: "I. The packing, processing, and sale of agricultural products and by products grown off-site in conjunction with the processing or sale of products grown on site."

However, AE lands may be converted to the RL zone which, in its draft form, does not allow the packing, processing, and sale of products grown off-site in conjunction with the processing of sale of products grown on site.

Recommendation: RL zone should permit the sale of products grown off-site by right, not CUP.

2. AE lands may now graze an unlimited number of animals by right. This right should not be taken away by the proposed commercial horse boarding requirements and associated County fees for 9 horses or more.

And, as ordinances change, the rights to the holder of an existing business license should not be taken away. Revisions to the ordinances not should not force small business owners to amend their existing business plans which have already approved by the County via a business license:

For example, if a property owner currently holds a Vacation Home Rental or Riding Stable or Boarding or Guide Service or Outfitters Business License on file, as ordinances change, those already holding a business license should not lose that right to operate that business.

Public Comment 12-0837.4E.17

Zoning Ordinance Update Comments
Article 5– Partial Issues List
July 19, 2012

✓ **17.50.030 Table A.**

What is the difference between "Issue" and "Decide" in the Table?

✓ **17.51.090 Pre-application/Conceptual Review**

This process is only useful if it can be done in a timely manner. Should this be "required" or at the option of the applicant?

✓ **Chapter 17.52** This section would benefit from the addition of a table listing all types of permits/actions and which process applies to each…staff level review without public notice, staff level review with public notice.

✓ **17.52.010 Administrative Permit**
D. Administrative Relief or Waiver

Other code sections allow a reduction in established standards of up to 50% through an Administrative Permit. Examples include reduction in mineral resource or cemetery setbacks of up to 50%. Language should be revised to allow reduction in standards as specified in the ZO, or up to 10% of the area or dimension where no reduction is specified.

✓ **17.52.020 Conditional and Minor Use Permits**

A.2.a. Language written in the negative. Suggest revision to read: "The project incorporates standards or conditions that are capable of mitigating potential environmental impacts to a level less than significant;"

A.2.c. It is not appropriate that the level of "controversy" influence the type of permit required. While public controversy usually necessitates a heightened level of public review and scrutiny, it should not determine the type of permit needed by an applicant.

✓ **17.52.030 Design Review Permit**
A.2. Revise to read: "Land adjoining designated State Scenic Highway corridors."

B. Review Authority, Procedure, and CEQA.

ZO treats Design Review as discretionary process. Goal should be to develop objective, measurable standards to be used to reduce the Design Review process to ministerial level. Where a project complies with established design standards, no further discretionary review should be necessary. *Discretion should be exercised at the point of adoption of design standards.*

Cynthia Shaffer

Submitted by Cindy Shaffer
at Board Hearing of 7/17/12

Public Comment 12-0837.4E.18

EL DORADO COUNTY PLANNING DEPARTMENT

REQUIRED SUBMITTAL INFORMATION
for
Special Use Permit

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (√) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (√) Applicant	Check (√) County		
_____	_____	1)	Application Form **and** Agreement for Payment of Processing Fees, completed and signed.
_____	_____	2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
_____	_____	3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
_____	_____	4)	A copy of official Assessor's map, showing the property outlined in red.
_____	_____	5)	An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
_____	_____	6)	Environmental Questionnaire form, completed and signed.
_____	_____	7)	Provide name, mailing address and phone number of all property owners and their agents.
_____	_____	8)	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
_____	_____	9)	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
_____	_____	10)	A written, detailed description of the proposed use and operation (hours of operation, unusual equipment, number of employees, etc.).
_____	_____	11)	Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:
		a)	General identification of the tree canopy, noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.

Submitted by Kathy Russell

at Board Hearing of 7/19/12

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

_____ _____ b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

Existing Canopy Cover	Percent of Canopy Cover to be Retained or Replaced
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

_____ _____ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

_____ _____ d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

_____ _____ i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

_____ _____ Ii) In any situation where the tree or its dripline lie within any proposed road, driveway, leach field area, or cut or fill slope area:

_____ _____ (1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction.

_____ _____ (2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

_____ _____ 12) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at the Planning Department.)

_____ _____ 13) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

_____ _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

The following items may also be required depending on the type and scale of the application:

_____ _____ 15) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

_____ _____ 16) A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in the Planning Department), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from the Planning Department are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

_____ _____ 17) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.

_____ _____ 18) Where special status plants and animals are identified on the Important Biological Resources Map located in the Planning Department, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

_____ _____ 19) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

_____ _____ 20) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

SITE PLAN REQUIREMENTS

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24"' x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 ½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√) Applicant	County		
_____	_____	1)	Project name (if applicable).
_____	_____	2)	Name, address of applicant and designer (if applicable).
_____	_____	3)	Date, north arrow, and scale.
_____	_____	4)	Entire parcel of land showing perimeter with dimensions.
_____	_____	5)	All roads, alleys, streets, and their names.
_____	_____	6)	Location of easements, their purpose and width.
_____	_____	7)	All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, septic systems and wells, etc.).
_____	_____	8)	Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 17.18).
_____	_____	9)	Trash and litter storage or collection areas, and propane tank location(s).
_____	_____	10)	Total gross square footage of proposed buildings.
_____	_____	11)	Proposed/existing fences or walls.
_____	_____	12)	Sign location and size (if proposed).
_____	_____	13)	Pedestrian walkways, courtyards, etc. (if proposed).
_____	_____	14)	Exterior lighting (if proposed).
_____	_____	15)	Existing/proposed fire hydrants.
_____	_____	16)	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
_____	_____	17)	Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
_____	_____	18)	Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS
Required when parking facilities are proposed or otherwise at planner's discretion.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Location, general type (pine, oak, etc.) and size of all existing trees, 20" DBH (Diameter at Breast Height) diameter or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements.
_____	_____	2)	Note quantity/type of trees to be removed
_____	_____	3)	Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 17.18.090).
_____	_____	4)	List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at the Planning Department.
_____	_____	5)	Location/type of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at the Planning Department)

PRELIMINARY GRADING AND DRAINAGE PLAN
Required whenever any grading is proposed.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Contours or slope data (pursuant to Chapter 15 of County Code Grading and Drainage Ordinance).
_____	_____	2)	Drainage improvements, culverts, drains, etc.
_____	_____	3)	Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS
Required whenever a new structure or addition is proposed.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Building design, elevations of all sides.
_____	_____	2)	Exterior materials, finishes, and colors.
_____	_____	3)	Existing/proposed signs showing location, height, and dimensions. Include sign plan for project with multiple businesses.

The Planning Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

FILE # _____
DATE FILED _____

EL DORADO COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL QUESTIONNAIRE

Project Title _____

Lead Agency El Dorado County Planning Department

Name of Owner _____ Telephone (_____)_____

Address _____

Name of Applicant _____ Telephone (_____)_____

Address _____

Project Location _____

Assessor's Parcel Number(s) _____

Acreage _____ Zoning _____

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: _____

2. What is the number of units/parcels proposed?_____

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
   _____ 0 to 10% _____ 11 to 15% _____ 16 to 20% _____ 21 to 29% _____ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area?_____
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? _____
   If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
   _____ Name of the water body? _____
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? _____

9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? _____

_____

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

_____

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: _____

_____

12. How many trees of 6-inch diameter will be removed when this project is implemented?

_____

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? _____
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? _____
15. What is the distance to the nearest fire station? _____
16. Will the project create any dead-end roads greater than 500 feet in length? _____

_____

17. Will the project involve the burning of any material including brush, trees and construction materials? _____

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? _____ If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? _____

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? _____

WATER QUALITY

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?

Name the system: _____

22. What is the water use (residential, agricultural, industrial or commercial)?_____

_____

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? _____

_____

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) _____

_____

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district: _____

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? _____

_____

28. Will the project reduce or restrict access to public lands, parks or any public facilities?

_____

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?

_____

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

_____

_____

31. Will the project require the extension of existing public utility lines? _____
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? _____

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? _____

_____

_____

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? _____

_____

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)? _____

_____

36. Will the project displace any community residents? _____

_____

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

_____

_____

_____

_____

_____

_____

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

_____

_____

_____

_____

_____

_____

Form completed by: _____ **Date:** _____

FILE #_____

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Special Use Permit

ASSESSOR'S PARCEL NO.(s) _____

PROJECT NAME/REQUEST: (Describe proposed use) _____

_____

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

PROPERTY OWNER _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

LOCATION: The property is located on the _____ (N/E/W/S) side of _____ (street or road)

_____ feet/miles _____ (N/E/W/S) of the intersection with _____ (major street or road)

in the _____ <or pick from list> area. PROPERTY SIZE _____ (acreage / square footage)

X _____ Date _____
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee $ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec/Twn/Rng _____

ACTION BY:
- ☐ **PLANNING COMMISSION**
- ☐ **ZONING ADMINISTRATOR**
- ☐ **PLANNING DIRECTOR**

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

_____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

_____
Executive Secretary

Public Comment 12-0837.4E.29

Revised 07/02)

Targeted General Plan Amendment and Zoning Ordinance Update
DRAFT (TGPA/ZOU)

Property Information Inquiry

Owner Name:	**MAHACH THOMAS G TR**
Site Address:	**6830 AERIE RD**
Assessor's Parcel Number	**042-500-34**

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **MEDIUM DENSITY RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Single-Family Residential 3 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Estate Residential 5 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **NO**

In General Plan AG District Overlay? **NO**

Parcel Acreage: **10.07** acres

Draft Public Review of the Zoning Ordinance Update Zone Definition:

Estate Residential 5 Acre

The RE, Residential Estate Zone is intended to preserve the rural character of an area and to minimize required services by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding land use compatibility, physical and infrastructural constraints, and General Plan land use designation. Said designations represent the minimum number of acres permitted for each lot. Agricultural structures and uses are considered compatible with this zone, as accessory to the residential use of the property.

How are General Plan land-use designations different from Zoning?

Every parcel in the unincorporated areas of El Dorado County is assigned a General Plan Land-Use designation and a Zoning designation. General Plan designations identify generalized permitted land uses such as Commercial or Multifamily Residential. Zoning designations, which by law must be consistent with the General Plan designations, provide more detail on permitted uses and development standards; a single General Plan designation may be consistent with a number of different zoning designations. For example, a parcel with a General Plan designation of Medium Density Residential could potentially have a Zoning designation of residential one acre (R1A), residential two acres (R2A), or residential three acres (R3A) under the current Zoning Ordinance. The Zoning Ordinance Update addresses inconsistencies between the General Plan designations and current Zoning designations

PLEASE NOTE: Property information is based on the most recent data available and may not reflect recent activity. Acreage is an estimate based on the Assessor's parcel maps.

Agriculture Opt-in applies only to current agricultural zone properties or Residential Estate parcels within agricultural districts.

Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Zoning Ordinance Update

1 message

The BOSFIVE <bosfive@edcgov.us> Fri, Jul 20, 2012 at 9:34 AM
To: Cindy Johnson <cynthia.johnson@edcgov.us>

——— Forwarded message ———
From: Valerie Zentner <valeriez@edcfb.com>
Date: Fri, Jul 20, 2012 at 8:18 AM
Subject: Zoning Ordinance Update
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, bosfour@edcgov.us, The BOSFIVE <bosfive@edcgov.us>, Charlene Carveth <charlene.carveth@edcgov.us>

Shawna,

Attached are the Farm Bureau cover letter and our comments on the zoning ordinance update. Many of these were presented during this week's workshops. Please let me know if you have questions or require further clarification. We look forward to working with you further during this update process!

Valerie Zentner, Executive Director
El Dorado County Farm Bureau

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(Email Guard: 9.0.0.898, Virus/Spyware Database: 6.20190)
http://www.pctools.com/
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Sincerely,

Judi McCallum
Assistant to Supervisor Norma Santiago
District V, Lake Tahoe to Pollock Pines
County of El Dorado
530.621.6577

180141

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.
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If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.

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2 attachments

Farm Bureau Comments - EDC Zoning comments 7-12.pdf
33K

ZOU comments to BOS-PC 07-12.pdf
82K

EL DORADO COUNTY
FARM BUREAU

2460 Headington Road
Placerville, CA 95667-5216
Phone: 530.622.7773
Fax: 530.622.7839
Email: info@edcfb.com

July 19, 2012

County of El Dorado
Development Services Department
Planning Services
2850 Fairlane Court
Placerville, CA 95667

Attention: Shawna Purvines, Senior Planner

Subject: Zoning Ordinance Update - Comments

Dear Shawna,

The El Dorado County Farm Bureau has reviewed the Zoning Ordinance Update (ZOU) and is pleased to provide our comments. In general, we find that many of the codes still apply a "one size fits all" approach to agricultural uses in the rural areas as is applied to suburban and commercial settings. We have identified the main areas of concerns, but note that there is still much work to be done on the use matrices and definitions, both imbedded in the code and in the Glossary.

We look forward to seeing these issues addressed as this process proceeds. We thank you for the opportunity to participate in this important process. The point of contact for our organization for all future correspondence is the undersigned. For telephone inquiries, please contact our Executive Director, Valerie Zentner, at (530) 622-7773.

Sincerely,

James E. Davies
President

cc: El Dorado County Board of Supervisors
El Dorado County Agricultural Commissioner, Charlene Carveth

El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 1 – Zoning Ordinance Applicability

1. **Comment:** The purpose of the zoning code is to implement the policies of the General Plan. The purpose section can be simplified accordingly here and throughout the code.

   Action Requested: 17.10.010, Purposes of Zoning Ordinance, delete and replace with the following, "The purpose of the Zoning Ordinance is to implement the policies adopted in the county's General Plan."

2. **Comment:** The Agricultural Commission is not included in the "Responsibility for Administration" section, yet in other sections of the code their responsibilities for review and recommendation are specified.

   Action Requested: 17.10.030.A. Responsible Bodies and Individuals, insert as new subparagraph 3. "The Agricultural Commission, hereafter referred to as the Ag Commission", and renumber the succeeding subparagraphs accordingly.

3. **Comment:** The "Rules of Interpretations" requires that a record be maintained of all Director Interpretations. Whereas the Director's decision can be appealed, there is no regular review of the decisions by any other responsible body. Interpretations are then incorporated into the next code Amendment.

   Action Requested: 17.10.050A. Record of Interpretations should include a regular report and review of Director Interpretations in front of the Planning Commission. Insert after sentence six "Interpretations shall be summarized and presented to the Planning Commission on a *[insert time here, i.e., quarterly or semi-annual]* basis for review and concurrence."

4. **Comment:** 17.12 010.B shows the Minimum Lot Size Designations. It reflects the minimum for RL at 20 acres. A note should be made that Optional Analysis will look at a 10 acre minimum for RL.

   Requested Action: Request a note be inserted at the end of this section as to the Optional Analysis.

5. **Comment:** 17.12.20 states that the Zoning Maps "shall be adopted by the Board in compliance with applicable law". It then refers to 17.63 for future changes.

   Action Requested: On November 14, 2011 when the Board of Supervisors' motion approved the Resolutions of Intention (ROIs) and also stated "5) Direct staff to create an agricultural zone opt-in process to provide land-owners input regarding the appropriate zoning for rural property." That process has not yet been completed and we request that the results of landowners' input be considered and incorporated into the Zoning Maps that will be adopted as part of the Zoning Ordinance update.

Article 2 – Zones, Allowed Land Uses, and Zoning Standards

6. **Comment:** The terms "Land Use" and "Use Types" are used interchangeably throughout the document. Since Land Use is specific to General Plan concepts, recommend the term "Use Types" be used to minimize confusion.

   Action Requested: 17.20 Development and Land Use Approval Requirements should be changed to: "Development and Use Type Approval Requirements." On all use matrices in sections17.21 through 17.27 the term "Use Type" should be used instead of "Land Use" in the subheading for column one for consistency and clarity within the document.

7. **Comment:** The General Requirements for Development and New Land Uses (17.20.30.A) states that each land use listed in the tables [17.21 through 17.25] is "defined in Article 8 (Glossary)"

   Action Requested: Request consistency review to ensure that definitions of land uses are in fact included in the Glossary. Further, noting cross-references from the Glossary to other applicable sections in the ordinance will make this more user-friendly.

8. **Comment:** The section goes on to state (17.20.30.A.2) that if a use is *not* listed in the table it is *not* allowed within the particular zone [17.21 through 17.25]. It further states that if a use is not included in the tables or in Article 8, it is *not* allowed pending determination that it is a "similar or compatible use", via a process spelled out in 17.20.30.A.3. This indicates that every use that could legally occur is listed or defined somewhere in the zoning document.

   17.20.30.A.3 presents a list of findings to be made by the Director to determine that a use is "similar to and compatible with a listed use" and requires all *five* findings to be made, including determining that the use is "not listed in another zone". Have we analyzed other jurisdictions to make sure every potential use has been captured in our documents? Would a person have to pay a fee to get a determination?

   Action Requested: Determinations are in writing and have an appeal process. But this method seems overly cumbersome if we are to encourage business in the county, especially in the rural regions which rely on market-driven trends. Request this section be reviewed and simplified for the user.

9. **Comment:** The Exemptions from Planning Permit Requirements do not include agricultural buildings as exempted under El Dorado County Title 15, Buildings and Construction.

   Action Requested: Add as 17.20.040.B.1 "Agricultural buildings exempt under Article 15.16.060." Re-number the succeeding subparagraphs accordingly.

10. **Comment:** The use types included in Table 17.21.020, "Agricultural and Resource Zone Districts" do not include a range of uses within the Agricultural Support Services definition and do not include a wide range of permits for said uses. All uses under this subcategory are required to undergo a Conditional Use Permit.

This is inconsistent with ROI #182-2011, Policy 2.2.5.10, which stated "consider deleting requirement for special use permit for Ag Support Services, incorporate standards and permitted uses into Zoning Ordinance". It further conflicts with ROI #183-2011, Item 2, which instructs "Increase potential uses to provide additional agricultural support. . ."

Action Requested: At a minimum, request the recommendation included in EDAC Ag Workgroup as submitted in November 2011 be incorporated allowing a variety of uses that permitted "by right" through "Conditional Use Permit", based on the potential impacts of those uses (see Legistar 11-0356 75.35/410). Or consider additional comments as to specific permit recommendations for the uses listed in the Glossary, page 396 of 457 of the PRD.

11. **Comment:** Many of the permit processes for use types allowed in Agricultural and Natural Resource zones (Table 17.21.020) seem to be more restrictive than necessary or inconsistent with similar zones.

For example: 1) Dude Ranch is only permitted by CUP in all zones whereas a range of permit types could be provided depending on zone; 2) Storage Yard: Equipment & Material is only allowed in TPZ - - other agricultural zone designations may need to store equipment; and, 3) Temporary Camping is not allowed in any zone except TPZ - - why? The more extensive permitting is job inhibiting and not business growth oriented for areas where the zoning could accommodate these types of outdoor activities.

Action Requested: Request a consistency review of the use types in the agricultural zones to allow a full range of permit processes in these zones that represent our "working landscapes". Permit levels should encourage the activities that are necessary to sustain agriculture in our rural regions, not restrict them. Further, a review of the use types should be completed to ensure the Table is as comprehensive as possible.

12. **Comment:** Some commercial zones allow wineries. This appears in Table17.22.020 where the terms "Production" and "Full service Facility" appear for the first time. While there is a new set of definitions in the Glossary, these terms are not used in the Winery Ordinance. Whereas we deduce that "winery production" only is appropriate in some settings a "winery & tasting room" is appropriate in other settings, it should be reviewed.

Action Requested: Request a consistency review of the terminology be conducted between the winery ordinance, commercial standards, and Glossary.

13. **Comment:** The ROI #182-2011 that addresses General Plan policy amendments will study whether or not to allow zones outside of Platted Lands. The Industrial zones section (17.23) does not identify this as an option.

Action Requested: Note in 17.23.010 that the GP amendment will analyze allowing Industrial Zones in the Rural Regions and Industrial – Platted Lands (I-PL) would be deleted in the zoning code and in table 17.23.020.

14. **Comment:** The Platted Lands (-PL) Combining Zone may be impacted by the General Plan analysis (see comment 8 above). If the board elects to allow commercial and industrial uses in the Rural Regions, will this zone be deleted?

Action Requested: Add a note in 17.21.110 that this zone could be changed or deleted as a result of the General Plan amendment analysis (see comment 8 above).

15. **Comment:** In the Special Purpose Zones, Open Space (OS) in 17.25.010.C.4 states "Intensive agriculture is not compatible, although low intensity agriculture such as seasonal grazing may be compatible".

In the Planned Development (-PD) Combining Zone, Residential Development Requirements are specified in 17.28.050.C to address Open Space in developments and suggests residential clustering to "maintain opportunities for commercial grazing, and minimize loss of agricultural lands".

While we agree that agricultural uses could be appropriate in either type of "Open Space" designation, these statements seem internally inconsistent and are confusing.

Action Requested: Request review of this section and correction as necessary.

Article 3 – Site Planning and Project Design Standards

16. **Comment:** The purpose section states that the development standards apply to all zones "in order to provide uniform development throughout the county . . . . to encourage aesthetically pleasing development . . . for the residents and commercial interests of the County." That means that some commercial accessory uses on agricultural lands will be held to the same or similar standards as commercial lands in a Community Region.

Actions Requested: **1)** Recommend that the majority of "Design Standards" be moved to the "Land Development Manual" or other such guiding document; and,

2) look at standards in relation to the rural setting of the agricultural use. The standards need to be reasonable and achievable.

17. **Comment:** The minimum lot size exceptions section refers to old zoning nomenclature for agricultural lands.

Action Requested: 17.30.020.D. delete the words "and in the AE and AP zones".

18. **Comment:** The Special Setbacks for Ag and Timber Resource Protection does not include FR, Forest Resource, zoning. If FR is an agricultural zone, shouldn't there be setbacks?

Action Requested: 17.30.030.E should be revised to insert "FR" after AG.

19. **Comment:** 17.30.030.E language is inconsistent with ROI #182-2011 where the recommended language for General Plan Policy 8.1.3.2 added a paragraph to state "Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures"

Action Requested: Request E.1.b. be changed to read as follows: "Adjoining agricultural zone is located outside of a General Plan designated Agricultural District,

where: (1) Lot with proposed incompatible use is 10 acres or larger: 200 feet; (2) Lot with proposed incompatible use is less than 10 acres: administrative relief of the setback is available; and (3) Lot located within a Community Region or Rural Center: 50 feet.

20. **Comment:** 17.30.030.H.4, Exceptions to setbacks, does not include the agricultural riparian setbacks specified in General Plan Policy 7.3.3.4.

Requested Action: Request addition of item 4.d. "Horticultural and grazing activities on agriculturally zoned lands that utilize "best management practices (BMPs)" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors."

21. **Comment:** 17.30.050.G states that barbed wire is allowed in fencing for "being used for animal husbandry and/or grazing operations." Fencing is a common use to protect crops from predation as well.

Action Requested: Add to the end of paragraph 1 "or fencing to protect cropland from predation"

22. **Comment:** Commercial uses on agricultural land are exempt from landscaping standards except where a permanent parking lot is located adjacent to a public road (17.33.060.A.1). A permanent paved parking lot is also subject to the shade requirements (17.33.060.C). It is impractical to impose these requirements on agricultural lands in rural regions.

In the case where compliance with this design standard would encroach on permanent cropping or equipment turnaround areas, this could pose a significant burden on the agriculturist. Due to our topography reduced usable area on smaller parcels, it could impact meeting minimum crop requirements that qualify for the allowed accessory uses. The cropping areas and natural, open space values provide adequate "landscaping" in these areas.

Action Requested: Request commercial uses on agricultural lands be exempt from these landscaping requirements.

23. **Comment:** Requiring landscaping and parking standards in Rural Centers is impractical and, in some cases, infeasible. There is such a small amount of commercial zoning available in the Rural Centers and this would increase the footprint of a project that could render many of the lots unusable with these additional landscape buffers.

Action Requested: Request the commercial uses in Rural Centers be exempt from these landscaping requirements.

24. **Comment:** 17.36.120.A states that off site signs . . . may be established by Conditional Use Permit. The Winery Ordinance states in 17.40.400.G.3.a that off site signs may be added using an Administrative Permit.

Action Requested: Insert as new paragraph A. "Small off site directional signs for Wineries may be approved by Administrative Permit as specified in 17.40.400.G.3.a." Renumber the subsequent subparagraphs accordingly.

Article 4 – Specific Use Regulations

25. **Comment:** In general, the terms "permitted" and "allowed" are used interchangeably throughout the document. When the term "permit" is used, it would be helpful to have the type of permit identified, i.e., "planning permit". If a use is being allowed, request the term "allowed" be used.

    Action Requested: Request a consistency review within the "use" sections of the zoning code to minimize confusion when using the term "permit".

26. **Comment:** Clarify the agricultural structure exemption and add it to the "accessory use" section.

    Action Requested: 17.40.030.C should be revised to add "Agricultural buildings that do not require a building permit under Article 15.16.060 and small sheds or other storage structures that do not require a building permit shall be exempt from . . .."

27. **Comment:** The Williamson Act preserve county code restricts residential development of second dwellings to the same parcel as the primary home (17.40.050.C.3). There is no restriction in state law to require this. When a Williamson Act contract delineates a boundary that encompasses more than one parcel, could building on a separate parcel be allowed?

    The reason for the request is if someone in a Williamson Act Contact wants to add a secondary home for a family member, involved in the operation, but it makes more sense to put the dwelling on one of the other parcels within the contract, they would have to rescind and re-enter into two new contracts in order to add the second home. This is costly, time-consuming, and unnecessary and would have minimal impact.

    Action Requested: Request review of the requirement to co-locate the secondary dwelling on the same parcel as the primary dwelling.

28. **Comment:** Does the Williamson Act second dwelling unit restriction (see comment 3 above) preclude development of an additional agricultural employee housing unit on site? Section 17.40.120.D, Agricultural Employee Housing, does not address this.

    Action Requested: Request review of the requirements for agricultural employee housing as it relates to an additional dwelling on Williamson Act contracted land.

29. **Comment:** Agricultural Support Services, Section 17.40.070.C, provides a method for review and approval of *all* support services that requires a hearing by the Agricultural Commission each time and the use of a *Conditional Use Permit*.

    This is inconsistent with ROI #182-2011, Policy 2.2.5.10, which stated "consider deleting requirement for special use permit for Ag Support Services, incorporate standards and permitted uses into Zoning Ordinance". It further conflicts with ROI #183-2011, Item 2, which instructs "Increase potential uses to provide additional agricultural support. . ."

Action Requested: At a minimum, request the glossary terms that define this type of use be included in the Agricultural Zone matrix, Table 17.21.020 and that a range of permitting process be analyzed for each of the agricultural zones based on potential impact levels. The Agricultural Commissioner should have administrative permit review for minor impacts and referral to the Agricultural Commission could occur on larger impact uses to ensure the findings can be made.

30. **Comment:** Animal Raising and Keeping (17.40.080) is a new section of the proposed zoning code. In the current code animal raising and keeping is allowed in agricultural zones as well as residential zones of one or more acres. The proposed language applies to residential and agriculturally zoned land uses, but it seems to be mostly geared to residential concerns. It would seem that agriculturally zoned lands that may raise animals should be addressed separately from residential concerns.

In the current zoning code there is no reference to animal slaughter until addressing commercial slaughter within agricultural zones which requires a permit. The language actually incorporated into this zoning section reflects a staff interpretation relating to slaughtering of livestock in residential districts. It has been expanded to also address animal keeping in residential zones. This has not, until now, received the benefit of public input.

Currently there are agricultural operations that occur on larger residentially zoned parcels that are in the Rural Regions (RE-5 and RE-10s). Further, we have concerns that being overly restrictive on residential animal raising will preclude the FFA and 4-H projects that are necessary for our agricultural students. Animal slaughter should be addressed separately.

The definition of domestic farm animals in the glossary needs to be reviewed and corrected to address farm vs. domestic pet animals.

Action Requested: Request 17.30.080.C and D be deleted and deferred until this matter can be fully examined. We would support the Board developing Interim Guidelines until such time as the Animal Raising and Keeping Ordinance can be completed.

31. **Comment:** In Home Occupations, 17.40.160, the treatment of allowed uses assumes that all occupations will be accomplished "within the home" and are not outdoor uses. The purpose statement, however, states they should be compatible with "surrounding residential and agricultural uses".

The standards should be reviewed for areas that preclude outdoor activities or storage of equipment in a rural setting. The standard in 17.40.160.C.8 allows that heavy commercial vehicles may be stored on site on lots five acres or larger "providing they are not visible from a right-of-way or road easement except when in use".

Action Requested: Request the standard delete the language requiring equipment to be invisible "except when in use" for all Agricultural and Resource Zones.

32. **Comment:** Prohibited Home Occupations include in 17.40.160.F.1 "Motor vehicle and other vehicle repair or maintenance, F.2 storage of motor vehicles, F.9 repair shops,

F.12 welding and machining and F.14 any other use determined . . . not incidental to or compatible with residential activities." This is impractical for agricultural uses.

Action Requested: We support consideration of many items contained in the optional analysis. Many of the foregoing prohibited home occupations could very well be Agricultural Support Services that could serve the agricultural community well. Request this item be analyzed in conjunction with comment 5 above for agricultural uses.

33. **Comment:** Lodging facilities in Agricultural Districts and adjacent to agriculturally zoned lands require the review and compatibility review of the Agricultural Commission. When the code was first drafted, this section addressed Bed & Breakfasts and Lodges/Inns. Now this code has been expanded to include Agricultural Homestays and Dude Ranches, which may not require the development of new structures.

Therefore, it may be that in developing the standards for the new uses, the Agricultural Commissioner could perform the compatibility review for those lodging facilities that require an agricultural nexus and that are permitted in the matrix. This language needs to be revised to be consistent with the review language contained in the Agricultural Homestays section of the code (see comment 10 below).

Action Requested: Request that 17.40.170.C.1 be revised to say "must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority or reviewed by the Agricultural Commissioner when the use occurs on agriculturally zoned lands."

34. **Comment:** In the Agricultural Homestays description of the agricultural site criteria to be applied, we prefer the language used in the Agricultural and Timber Resource Lodging section (17.40.170.E) and request the language be made consistent.

Action Requested: Request to remove and replace the language in 17.40.170.D.1 to read as follows: "The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural or grazing use as set forth under the minimum criteria for a Williamson Act Contract, whether the property is under contract or not."

35. **Comment:** The Health Resort and Retreat Center is considered an "expanded home occupation in those zones allowing residential uses". These types of businesses can be compatible with agricultural businesses and we currently have that now. Recommend that, like lodging, the health spa have the opportunity, like other lodging facilities, to demonstrate to the Agricultural Commission that a proposed project would be compatible with surrounding agricultural uses.

Action Requested: Add language that provides a review process if a project is proposed adjacent to or on agricultural lands such as: "must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority".

36. **Comment:** Mixed Use Development contains development standards that may be difficult to achieve in Rural Centers, which have a limited footprint for commercial zoning. For example, 17.40.180.D.6 states standards for Parking and Loading and Landscape Buffers that may be impractical or infeasible to achieve.

Action Requested: Review the development standards for parking and landscaping to analyze what is achievable in Rural Centers and revise accordingly..

37. **Comment:** Outdoor Recreational Facilities can be compatible in agricultural and rural zones. The setback standards need to be evaluated against the minimum acreages to see if they are practical and achievable.

38. **Comment:** 17.40.240, Produce Sales address sale of produce grown on site. The regulations require setbacks, an encroachment permit, and parking area that must meet dust mitigation measures . . . for a home produce stand.

Action Requested: Explore what minimal permitting should be required for a 200 square foot operation of this type. Revise accordingly.

39. **Comment:** Value-added Agricultural Products are regulated at all levels, and this should be clearly stated for anyone entering this business segment.

Action Requested: Change 17.40.240.D to read "Products shall comply with all local, federal, and state laws and regulations" to make it more correct.

40. **Comment:** The Ranch Marketing Ordinance continues to evolve and the industry has participated in the committee over many years, resulting in the document in the draft. We continue to look for ways to increase the "season" for local agriculturists to market their products and "by-products", resulting in no need for the "concurrency" regulation. The current draft added uses for Christmas Tree lots that didn't previously exist.

We support expanding these direct marketing opportunities to other industries not yet addressed. We identified a couple of areas that should be reviewed and incorporated into the ordinance at the next juncture. We are requesting those areas be "reserved" in the adopted ordinance *(see request a below)*

We appreciate the addition of the ranch marketing uses on grazing lands that is included in the draft. However, including in the "Optional Analysis" is inconsistent with the Board's direction in ROI #183-2011, Item #13, that states "Expand potential uses in the agricultural . . . zones to provide for opportunities for . . .allowing ranch marketing on grazing land". Although a range of uses within this context will be studied for environmental analysis, we believed the direction was already clear to pursue this matter *(see request b below)*.

In recent discussions, the minimum cropping acreage has been looked at, especially in light of emerging trends that allow intensively farmed, small parcels to compete in local markets. The industry supports the concept that the "agriculture comes first, and then the accessory uses". But the minimum standards for direct farm marketing are ripe for review.

The non-conforming use section of this regulation is fashioned after the Winery Ordinance process that followed its adoption in 2009. The thought was to find an efficient and inexpensive way to document current activities and "grandfather" them in. This is a cumbersome method, however, and with dozens of operators it is a challenge.

If there is an easier way to accomplish this goal, we would applaud that. *(see request c below).*

Actions Requested: a) Request a "reserved" section be identified for 1) Ranch Marketing Provisions for Small Livestock Operations; and, 2) Ranch Marketing Provisions for Horticultural Operations.

b) Request the Ranch Marketing on Grazing Lands be incorporated into the adopted ordinance and direct the environmental review of a range of activities within this type of use.

c) Request a review and analysis of the non-conforming use section to simplify in order to grandfather in existing business activities.

41. **Comment:** The county Right to Farm Ordinance continues to tie the agricultural protections to agriculturally zoned lands. Whereas the state regulation applies the right to farm protections to agricultural operations and encourages notification to all new owners of adjacent properties.

Action Requested: Request addition to the definition of Agricultural Land "and TPZ (Timberland Production Zone) or lands within an Agricultural District or parcels with an Agricultural Land General Plan Land Use Designation". This will bring the ordinance into consistence with state law and may provide clearer notice to adjacent landowners.

42. **Comment:** In 17.40.320, Storage Facilities, need to allow agricultural zones to store equipment and materials.

Action Requested: Request the following changes in 17.40.320.D, sentence two: "In the Industrial – Platted Land, Agricultural Zones, Timber Production (TPZ) zones, storage yards are limited to storage that is accessory to a permitted use . . ."

The last sentence of this paragraph states "Storage yards shall be fully screened from view from public areas such as roads . . . " and is addressed in D.3. This language is inappropriate for agricultural uses and should be deleted for agricultural zones.

43. **Comment:** The content of the winery ordinance is essentially unchanged from its adoption except that 1) the non-conforming uses clause has been appropriately deleted and 2) wine caves have been added to the development standards. The matrix has been modified to reflect the new zone designations.

Action Requested: A review of the permit matrix should be undertaken after the opt-in process and zoning map are completed to ensure against inconsistencies.

Article 5 – Permit Planning Procedures

44. **Comment:** Section 17.50.030, Review Authority, does not include the Agricultural Commission, a reviewing and recommending body.

Action Requested: Request that Agricultural Commission be added to Table 17.50.030.A.

45. **Comment:** Section 17.50.040 should be re-numbered .050. It encourages decisions "based on standards". We support moving to an objective, standards based approach to permitting uses in the county.

46. **Comment:** Section 17.52.020, Conditional & Minor Use Permits are discussed. It is recommended that a Minor Use Permit should be used if the "project is not likely to result in controversy". The permit application form for a minor use should not be increased due to the potential of controversy or public interest that might require a public hearing. The use should determine the appropriate application level, not the possibility of controversy.

    Action Requested: Delete subparagraph 17.52.020.2.c in its entirety.

47. **Comment:** 17.54.070, revision to an approved permit, allows Director approval of minor modifications. It seems that the minor modification potential is so limited that this would rarely be used. The section goes on to say in 17.54.070.D. that the "review authority may modify or impose new conditions to the permit revision as it deems reasonable and necessary . . .". This ability to re-open the conditions of approval on a use permit causes people to avoid amending them . . . and that does not encourage businesses to expand or to be forthcoming.

    Requested Action: Request this language be changed to state "the review authority may impose new conditions to the permit only to the extent of the revision . . . " so as to preclude a new set of requirements being imposed on items not being revised by the request.

48. **Comment:** 17.54.090.4.d states that a use permit can be revoked "when use or structure ceased to exist or has been suspended for at least 12 months." This means that when there is a change of ownership, someone thinks they have bought a business model, it could well go beyond the 12 months and they would lose those rights. I'm concerned about succession of our rural businesses, slow sales, and a down economy.

    Action Requested: Request a provision be added to allow an extension of time on a change of ownership, to give the new owner a reasonable time to re-start the business. Recommend a period of at least one year be allowed to vigorously pursue the business.

Article 6 – Zoning Ordinance Administration

49. **Comment:** Section 17.68.010 Post- Disaster Rebuilding streamlining of reconstruction permits requires the Board to declare a "local emergency" exists.

    Action Requested: Insert a provision that allows the Board to declare an "individual calamity or catastrophe" as a qualifying disaster under this policy so as to allow streamlined permits for businesses destroyed by fire, flood, or other disaster.

50. **Comment:** 17.61.030 states the General Provisions for Non-Conforming Uses. In 17.40.260.L, Ranch Marketing, there is a section that addresses "Non-Conforming Uses for Ranch Marketing. It will require individual businesses to justify their historic "uses"

and document it via an Administrative Permit. The process is cumbersome and will affect a lot of small businesses.

Action Requested: Request consideration of an easier process for "grandfathering in" these existing uses in the county.

Article 7 – Fees & Appendices

51. **Comment:** Appendices A and B that address Landscaping and Lighting are design standards that could be moved to a separate document and out of the zoning code.

Action Requested: Recommend that these Appendices be moved to a design manual.

52. **Comment:** The Landscaping Form and requirement is impractical for agricultural commercial in rural areas. Soil samples are typically used to analyze for the cropping needs, but to require another soil sample, a sign of from experts, seems unnecessary in a rural setting. There is no consideration of the water source, whether it is well or purveyor water.

Action Requested: Request this requirement be deleted from agricultural commercial enterprises in rural areas.

Article 8 – Glossary

53. **Comment:** The purpose section 17.80.010 states that if there is a word not defined in the article, the Director "shall determine the correct definition".

Action Requested: Director determination of definitions should be treated in the same manner as an Interpretation as defined in Article 1 and should be placed in writing, subject to appeal or review of the Planning Commission.

54. **Comment:** The Glossary could be made more user-friendly with more cross-referencing within the Article itself. For example, if one tries to locate "Dude Ranch" there is no definition shown. If one were included, it would reference back to the "Lodging" definition, which *does* include the Dude Ranch definition. Some definitions do this and it works well, others do not and it causes confusion.

Action Requested: Request consistency review of all subparagraphs within definitions to ensure that appropriate cross-references within the Article are included.

55. **Comment:** The Glossary could be made more user-friendly with more cross-referencing within the rest of the zoning code. For example, if one reads the definition for "Farmers Markets" it should reference back to the "Outdoor Retail Sales" part of the code that further defines standards for Farmers' Markets. Some definitions do this and it works well, others do not and it could cause confusion.

Action Requested: Request consistency review of all subparagraphs within definitions to ensure that appropriate cross-references within the other sections of the code are included.

56. **Comment:** Some definitions that have been discussed and, in some cases provided, in past comment papers have not been included or incorporated completely. Refer to Glossary recommendations in EDAC Ag Workgroup white paper dated November 9, 2011 (Legistar 11-0356, Attachment 7F).

Requested Action: Request a consistency review of all agriculturally-related definitions to determine whether or not comments have been incorporated.

57. **Comment:** New definitions may be warranted. Request consideration of whether new definitions should be added or other definitions expanded to address: 1) Commercial Agriculture; 2) Farm, Ranch, and Logging Equipment Yards; 3) Agriculture Structures for horticultural uses; and 4) Agri-tourism.

Action Requested: Request consideration of adding new definitions to clarify additional uses.

Submitted by C. Shaffer

at Board Hearing of 7-18-12

#1

Zoning Ordinance Update Comments
Article 3 – Partial Issues List
July 18, 2012

✓ **17.30.020 Minimum Size and Width of Lots**

This Section contains design standards applicable to creation of new lots. The section should refer to minimum area and width standards in Article 2. Remainder of section should be deleted and reviewed for inclusion in Land Development Manual (LDM). (Note: Language in 17.30.020 B. seems to conflict with Draft LDM Section 2.2.2.B.)

✓ **17.30.030 Setback Requirements and Exceptions**

A. Measurement of Setbacks.

This Section attempts to identify the right of way width for roads where the right of way is not defined. Setbacks would then be measured from the "assumed" ROW line. This applies to private roads, County-maintained roads and major roads which are expected to be widened in the future.

The ZO should not try to define ROW width. Assuming ROW width on existing minor roads can increase setbacks by as much as 50%; this is unnecessary where future widening is not anticipated. In the case of major roads where future expansion is anticipated, future ROW can be protected by establishing larger setbacks from the centerline of the road alignment, rather than trying to define ROW width.

The Table should be reviewed for accuracy. (Bass Lake Road 100' in Specific Plan?)

A. 4. a Double Frontage Corner Lots

Requires front setback for both primary and secondary front yards on a corner lot. Staff report (Page 9 of 24) suggests that ZO provides relief for secondary setback, but doesn't appear to be the case. Recommend adding an additional line to Development Standards in Article 2 with reduced setbacks for secondary front yards.

✓ **17.30.030 H. Riparian Setbacks**

There are a number of issues with draft ZO language. For example, draft ZO uses "edge of riparian vegetation" as basis for measuring setbacks. Setbacks are based on size of lot rather than the type (perennial or intermittent) of drainage. Many elements are more restrictive than required by GP, such as the prohibition of paving within the setback, where the GP allows an exception for access roads.

Optional treatment language deals with a couple of issues, but full alternative language should be developed to accurately describe the optional approach. ZO language should probably

Public Comment 12-0837.4E.2

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XXX

include building setback standards, and exceptions for reasonable use. Design standards related to new parcel maps or subdivisions might be more appropriately located in the Land Development Manual.

✓ **17.30.050 B. Front Yards**

Subsections 4 and 5 address "Cross-Visibility Area" (CVA) requirements, intended to provide for safe sight distance at intersections of roads (35') and driveway encroachments (15'). Subsection 4 measures distance from edge of pavement, but subsection 5 uses edge of right-of-way. The adopted Zoning Ordinance uses 25' at intersections, but does not appear to have a CVA or similar setback at driveway encroachments.

CVA at intersections should be reduced to 25' from property line, and driveway encroachments reduced to 10'. An exception should be included for controlled intersections (signalized or stop signs).

✓ **17.30.060 Development Standards for Slopes Exceeding 30 Percent Gradient**

Draft ZO language seems to be incomplete. Revised language needs to be developed. Purpose of proposed change was to provide relief for limited Commercial/Industrial/R&D lands and higher density residential (Multi-Family and High-Density Residential) in Community Regions and Rural Centers to facilitate use of those parcels. Need to address standards, exceptions and exemptions, reasonable use of existing parcels, and agricultural uses incorporating BMPs.

Certain design standards, should be considered for inclusion in the Land Development Manual, similar to the *Hillside Design Standards* in the adopted manual.

Public Comment 12-0837.4E.3

W18

Proposed amendments prepared by the EDAC Regulatory Reform Home Occupation Ordinance Committee, dated July 18, 2012.

17.40.160 Home Occupations

A. Contents. This Section provides opportunities for home-based businesses compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, while minimizing conflicts with adjacent property owners, maintaining the residential character of neighborhoods, and protecting the public health, safety, and welfare.

B. Applicability. A home occupation, as defined in Article 8, shall be permitted in any zone that allows single- or multi-unit residential use in compliance with the standards and permitting requirements of this Section.

C. Standards. A home occupation shall be allowed in compliance with the following standards:

1. All business is conducted within permitted structures on the lot, or outdoors provided the business is screened from a right-of-way or road easement. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to differ from its residential character either by the use of colors, materials, construction, lighting, or signs, except where required under Paragraph 5, below.

2. For home occupations conducted in any part of a garage or a detached building, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.

3. The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner, or an Independent Contractor, shall be allowed ~~to report~~ to work at the site of the home occupation subject to Paragraph 5, as follows:

   a. One employee shall be allowed on lots ~~one acre to~~ less than five acres;
   b. Two employees shall be allowed on lots five acres or greater.

4. Retail sales may occur on the premises by appointment, only, or when conducted by telephone, mail, or internet, with delivery occurring off site.

5. A building permit for change of use for that portion of the residence utilized as an office, workroom, sales area, and restroom facilities for employees and

Submitted by Kimberly Beal

at Board Hearing of 12-18-12

#1

commercial customers shall receive final occupancy approval subject to Building Code Section 1101B.6 (*Commercial Facilities Located in Private Residences*) prior to business license approval.

6. As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or that causes fluctuations in line voltage off site. For businesses that do not meet these standards the business may be considered subject to a Conditional Use Permit, which shall not be transferable from the applicant to any other person.

7. Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.

8. ~~No heavy~~ Heavy commercial vehicles, as defined in Article 8 (Vehicle, Heavy Commercial), used as part of the home occupation ~~shall~~ may be stored or parked on site providing they are not visible from a right-of-way or road easement, except when in use, ~~or on the road frontage~~ in RM, R1, R20K, R1A, R2A, and R3A zones. On lots five acres or larger and in Residential Estate (RE) and Agricultural and Resource zones (Chapters 17.24 and 17.21, respectively), heavy commercial vehicles may be stored on site providing they are not visible from a right-of-way or road easement, or on the road frontage except when in use.

9. Goods or materials used or manufactured as part of the home occupation shall not be visible from a right-of-way or road easement ~~to the public~~ when stored.

10. Any materials used or manufactured as part of the home occupation may be subject to the review and approval of Environmental Management and the applicable fire department prior to business license sign off by the Department.

11. Student instruction shall be provided by appointment only, subject to the following standards:

    a. Group lessons shall be limited to a maximum of four students at any one time, ~~once per day~~, provided adequate parking is available. Parking space that meets on site residential requirements, as well as available parking space along the road frontage may be used.

    b. No concerts, recitals, performance events, or showings shall be held on the site unless in compliance with Subsection D, below.

    c. Student instruction shall be permitted between the hours of 7:00 a.m. and 9:00 p.m.

12. The following home occupations shall be allowed by right in Agricultural and Resource and Residential Estate (RE) zones (Chapters 17.21 and 17.24, respectively), on lots with a minimum size of 10 acres, in compliance with the standards under Paragraph C.11:

    a. Horseback riding lessons or similar instruction involving animal husbandry.

    b. Horse boarding providing the use or training of the horse(s) is limited to their owners or lessees.

D. **Student Instruction - Administrative Permit Required.** An Administrative Permit shall be required when a home occupation exceeds the standards under Paragraphs C.11 or C.12, above. An Administrative Permit for a home occupation under this Subsection shall only be approved when the Director finds that the standards being exceeded will not change the residential character of the neighborhood based on the attendance numbers, frequency or duration of the event, and nature of the use. If applicable, the location of an accessory structure relative to adjacent residential uses shall be considered, as well. For horse boarding or riding lessons, five to eight boarded horses or students in a group lesson may be allowed under this permit. Nine or more is considered a commercial stable as defined in Article 8 and subject to Subsection G, below. In addition to all other standards under Subsection C, permit approval shall be subject to compliance with the following standards:

1. The site of the home occupation either has direct access to a public or private road that conforms to Standard Plan 101C, or the property owner participates in a road maintenance association.

2. The total number of vehicle round trips to the site generated by students receiving group lessons shall not exceed 12 per day.

3. There shall be adequate parking on the site to accommodate recitals or concerts, in addition to the required residential parking spaces. Added parking areas shall be located outside of any setback areas for the zone, in compliance with Subsection 17.36.040.D (Parking and Loading). Available parking along the road frontage may be used, also.

4. A proposed accessory structure for the purpose of conducting recitals or concerts shall be permitted as follows:

    a. For lots less than one acre, one structure of 600 square feet, maximum.

    b. For lots one acre or larger, one structure of 1,200 square feet, maximum.

5. The Administrative Permit shall not be transferable from the applicant to any

other person.

E. **Signs.** Signs identifying authorized home business activities on the site shall be subject to the standards in Table 17.40.150 below. All signs shall be compatible in design with the residential structures on site and shall not be illuminated.

Table 17.40.150 Home Business Sign Standards

	RM, R1, R20K, R1A	R2A, R3A, RE-5	RE-10, Ag and Resource Zones
Number	1	2	2
Size (cumulative)	1 square foot	6 square feet	12 square feet
Height (maximum)	n/a	6 feet	8 feet
Location	On wall adjacent to front entrance	1 within front setback to be visible from the adjoining road and 1 adjacent to residence or structure where home business is conducted	

F. ~~**Prohibited**~~ **Home Occupations.** The following uses occurring on the site are not ~~incidental to or~~ compatible with residential activities on parcels less than one acre, and shall not be allowed as home occupations. ~~–~~For parcels greater than one acre the following uses occurring on the site, ~~except~~ as indicated below, are subject to a Conditional Use Permit which shall not be transferable from the applicant to any other person:

1. Motor vehicle and other vehicle repair or maintenance (body or mechanical) including, but not limited to the repair of engine, muffler, or drive train components of the vehicle; and upholstering, painting, or detailing work, except as provided in Section 17.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use).

2. The storage of motor vehicles, including but not limited to automobiles, motorcycles, heavy commercial vehicles, recreational vehicles, trailers, and boats (motorized or not), except as provided in Section 17.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use) and Paragraph C.7, above.

3. Carpentry and cabinet making, with the exception of woodworking that results in the creation of small wood products or single orders of furniture where delivery occurs off site or on site by appointment only.

4. Food preparation and food sales, except as part of a catering business where prepared food will be delivered off site, subject to Environmental Health permit

requirements.

5. Commercial kennels or catteries.

6. Personal services, as defined in Article 8.

7. Medical and dental offices, clinics, and medical laboratories.

8. Veterinary services, with the exception of those considered an 'agricultural support service', as defined in Article 8 and subject to the standards in Section 17.40.070 (Agricultural Support Services).

9. Repair shops or service establishments, with the exception of repairing small electrical appliances, cameras, or other similar items where pick-up and delivery occurs off site or on site by appointment only.

10. Commercial stables, as defined in Article 8 (Stables: Commercial), which shall be subject to Subsection 17.40.210.D (Outdoor Recreation Facilities).

11. Large-scale upholstering service, with the exception of upholstering single orders of furniture or other objects where pick-up and delivery occurs off site.

12. Welding and machining, except when incidental to small scale production or parts assembly; or work or craft that is the activity of creative artists.

13. Winery and tasting rooms that are not allowed in the Wineries Ordinance (Section 17.40.400).

14. Any other use determined by the Director that is not incidental to and/or compatible with residential activities.

G. Conditional Use Permit. Where a proposed home occupation exceeds the standards under Subsections C or D above, a Conditional Use Permit shall be required.

*Optional Analysis for the Home Occupation Ordinance would allow for:

1. Community Region –
   a. One employee or Independent Contractor on < 1 acre; 2 employees between 1 and 5 acres; 4 employees on ≥ 5 acres; shall be allowed by right.
   b. 6 students per group lesson once~~onee~~ per day on parcels less than one acre, or twice per day on parcels one acre or greater.
   c. Business may be conducted outdoors if screened from the public.
   d. Commercial vehicles normally used in residential areas are allowed. Other commercial vehicles ~~unless the~~ are allowed provided the vehicle is parked within an enclosed structure and/or screened from public view.
   ~~d.~~e. Storage of business products shall be within a building, and/or outdoors if screened from any right-of-way or roadway easement.

2. Rural Center –
    a. One employee or Independent Contractor on < 1 acre; 2 employees between 1 and 5 acres; ~~4~~ 5 employees between 5 and 10 acres; 10 employees on ≥ 10 acres; shall be allowed by right.
    b. 8 students per group lesson twice per day.
    c. "Limited number" of clients/customers on site at one time.
    d. Business may have a "limited impact" on the neighborhood.
    e. Outdoor businesses shall be screened from public roadways.
    f. Storage of business products shall be allowed within an on-site building, and/or outdoors if screened from any right-of-way or roadway easement.
    g. Any business allowed in Class I shall be allowed in Class II.
    ~~e.~~h.
3. Rural Regions –
    a. Four employees on < 5 acres; 7 employees between 5 and 10 acres; 10 employees on ≥ 10 acres; shall be allowed by right.
    b. Business may have a "greater impact" on neighborhood than in Rural Centers.
    c. "Larger number" of clients/customers on site at one time.
    d. Outdoor businesses not required to be screened.
    ~~d.~~e. Any business allowed in Class I or Class II shall be allowed in Class III.
4. General standards: For ~~purposed~~ of determining the number of employees, customers and clients allowed, the acreage measured as the total of contiguous lots under business owner's title shall be used.
5. Undefined permit required for businesses having more than two employees or that have a "significant impact" on the neighborhood.

~~5.~~6. Incorporate a "checklist" for any home occupation business permit.

EDAC Regulatory Reform Sub-Committee for the Home Occupation Ordinance (HOO) ~~Outline~~

Amended 7/18/12

- Today, many existing home based businesses utilize employees, work in the home or a detached building, create occasional noise, and have operated for years without complaint or impact on neighbors, but are illegal.
- General Plan Policy 10.1.7.4 states "Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties."
- Program 10.1.7.4.1 reads "Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in Community Regions, Rural Centers and Rural Regions."
- Program 10.1.7.4.2 reads "Land use regulations shall disallow Conditions, Covenants and Restrictions that preclude home occupations or work-at-home activities."
- Purpose of Home Occupations: to provide opportunities for businesses compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, and reduce vehicle trips on local roads, while minimizing conflicts with adjacent property owners and protecting the public health, and safety and welfare.
- San Bernardino County is an example of a HOO that encourages HO by allowing HO classes based on standards.

17.40.160 Home Occupation Ordinance

- A Home Occupation is the use of one's residential property for business, which may be conducted within the home, within another onsite building or outdoors. It is permitted only if the home is used primarily as a residence, by the homeowner or tenant, and the business will not alter the residential character of the area.

Three Classifications:

Class I – Community Regions

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is five acres or more, four employees are allowed by right
- All work shall be predominately done by telephone, mail, facsimile, internet, one client face-to-face at a time set by appointment only, or off-site work.

Submitted by Kimberly Beal

~~Public Comment 12-0837.4E.10~~

at Board Hearing of 7-18-12

- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of six students at any one time, twice per day
- Storage of business products shall be within a building, and/or outdoors if screened from ~~public view~~ any right-of-way or roadway easement.
- Only those types of commercial vehicles normally used in residential areas are allowed, unless the vehicle is parked within an enclosed structure and/or screened from ~~public view~~ any right-of-way or roadway easement.
- Business conducted outdoors shall be screened from ~~public view~~ any right-of-way or roadway easement.

Class II - Rural Centers

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is between five and ten acres, five employees are allowed by right
- If the parcel is ten acres or more, ten employees are allowed by right
- Allows a limited number of clients or customers on site at one time
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of eight students at any one time, twice per day.
- The business may have a limited impact on the neighborhood
- Any business allowed in Class I shall be allowed in Class II
- Storage of business products and business vehicles shall be screened from ~~public roadways~~ any right-of-way or roadway easement.
- Business conducted outdoors shall be screened from public roadways.

Class III – Rural Regions

- If the parcel is less than five acres, four employees shall be allowed by right
- If the parcel is between five and ten acres, seven employees are allowed by right
- If the parcel is ten or more acres, ten employees are allowed by right
- Allows a large number of clients or customers on site at one time
- A business may have more impact on the neighborhood than allowed in Class I or Class II
- Any business allowed in Class I or Class II shall be allowed in Class III
- Storage of business products and business vehicles shall be screened from ~~public roadways~~ any right-of-way or roadway easement.
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of ten students at any one time.
- Business is allowed to take place outdoors

Permit Requirements

- A permit is not required for businesses having up to two employees, provided all parking is on site and there is no other impact on the neighborhood
- A permit is required for businesses having more than two employees
- A permit is required for businesses that will have a significant impact on the neighborhood

General Standards

- All businesses must have a Business License
- A home occupation shall be permitted in any zone that allows single- or multi-unit residential use
- All employee parking shall be on site
- A tenant operating a Home Occupation is required to provide the property owner's notarized, written permission for that specific use of the property
- Should the owner of the business own contiguous parcels, the aggregate of the acreage shall be used to determine the number of employees, customers and clients allowed
- Hours of operation are allowed between 7:00 AM and 9:00 PM
- The Home Occupancy Ordinance shall not override other County Ordinances
- Incorporate a "checklist" for any home occupation business permit.
- Setbacks and building heights shall be consistent with the underlying zoning.

Additional Standards will be written as the ordinance is being created, to provide setbacks, standards for each Class, signage and more. Also, it is anticipated that there will be at least 2 types of permits, one being an administrative permit and the other being a Conditional or Special Use Permit

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The initial HOO outline was prepared and presented to the Planning Commission on September 22, 2011. KAB

The First Amendment of the HOO was approved by the EDAC HOO Committee on October 21, 2011, and presented to the Board of Supervisors on October 24, 2011. KAB

Within Article 4, Chapter 17.40, the County changed the Home Occupation Section number from 17.40.170 to 17.40.160, and incorporated herein on February 21, 2012. KAB

The Third Amendment of the EDAC HOO was prepared July 18, 2012. To the County's proposed Home Occupation Ordinance amendments were prepared and presented to EDC during a public meeting on July 18, 2012. KAB

Public Comment 12-0837.4E.12

Zoning Ordinance Update Comments
Article 4 – Partial Issues List
July 18, 2012

✓ **17.40.030 Accessory Structures and Uses**

Allows use "accessory to" primary use. Accessory use is incidental to, subordinate to, compatible with, necessary for carrying on the principal use. Draft ZO describes barns and ag structures as "accessory" uses. Requires that the "accessory use" occur on the same parcel as the primary use. (Cannot build house on one parcel and barn on adjacent parcel.) Unclear if uses such as cropland and grazing are also considered "accessory" and if a house would have to be built as a condition precedent to planting crops on a vacant parcel. Ranch marketing (wineries) requires accessory uses to be on same parcel as vineyards.

Concern that this treatment will have chilling effect on small-scale ag operations, home occupations and rural commerce.

✓ **17.40.150 Guest House**

Currently 400 sq. ft. allowed by right as accessory use in most larger lot residential zones. May not have kitchen facilities, but wet bar allowed. Draft ZO would increase maximum size to 600 sq. ft., but prohibits a guest house on any parcel containing a second dwelling (granny flat; kitchen facilities allowed).

Guest house (without a kitchen) should be allowed as an accessory use for main dwelling, either attached or detached. Should not be restricted because of secondary dwelling.

✓ **17.40.160 Home Occupations**

Language for "optional consideration" may not encompass all proposed or contemplated home occupational uses or issues. Suggest that ordinance language for optional consideration be prepared to ensure all issues are covered.

✓ **17.40.300 Secondary Dwellings**

C.1. "Maximum Floor Area" is calculated to include *"potentially habitable space"* such as attics and storage areas. Article 8 definition of "Gross Floor Area" includes unimproved attic space with 6'6" of headroom, whether or not a floor is laid. This provision should be changed to delete space which is not habitable.

C.3.b. Prohibits Secondary Dwelling where a guest house (without a kitchen) exists. Current ZO allows both on lots over 1 acre. Both should continue to be allowed on larger residential parcels.

Cynthia Shaffer

Submitted by Cindy Shaffer
at Board Hearing of 9/18/12

Public Comment 12-0837.4E.13

✓ **17.40.330 Temporary Real Estate Sales Offices**

B.5. Allowed for initial term of 2 years or build-out of subdivision, whichever is earlier. Extensions for one year can be approved up to a maximum of 5 years. Current ZO allows Temporary Sales Office by right and requires that the use terminate within 30 days of the last sale. Proposed initial term of 2 years is too short; successive extensions of 1 year are an unnecessary regulatory step. Suggest language in current ZO be retained.

✓ **17.40.350 Timber Production Zone**

GP contains specific findings required for a CUP to build a dwelling on TPZ lands. The Draft ZO expands those findings to include: "The property owner has either demonstrated a need for full-time residency on the subject lot to protect against theft or vandalism, or full-time management of the stand is necessary for its continued productivity." This standard is a "poison pill" that is impossible to satisfy. Findings should conform to the specific findings contained in the GP. (Includes "the use will not be detrimental" or "will not hinder timber production and harvesting".)

Public Comment 12-0837.4E.14

Board of Supervisors/Planning Commission

Joint Workshop July 18, 2012

Presented by Linnea Marenco

Article 4

1. **Home Occupation** Page 22 **17.40.160**

Rural commerce is important to the survival of rural lands (working landscapes rather than land splits). This concept is similar to the manner in which our pioneering families and pioneering properties survived – that is, conducting business/generating income on rural lands where they also lived.

Therefore, home occupations which allow a home business performed outside of the residential structure/accessory buildings and where limited clients, retail sales, and employees may occur on-site is necessary to protect the viability of rural properties, especially larger parcels in Rural Regions.

Recommendation: Analyze optional input as found on Page 27 of Article 4 for Home Occupations for Rural Regions:

3. Rural Regions –

a. Four employees on < 5 acres;
7 employees between 5 and 10 acres;
10 employees on ≥ 10 acres.

B Business may have a "greater impact" on neighborhood than in Rural Centers.

c. Larger number of clients/customers on site at one time.

d. Outdoor businesses allowed and not required to be screened.

2. **Agricultural Homestays.** Page 27 Lodging Facilities **D.** (Now reads)

1. The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets meet the minimum criteria for a Williamson Act Contract, whether the property is under Contract or not. The adopted Williamson Act criteria for lots between 10 and 20 acres shall also apply on similarly sized lots, whether they are under Contract or not.

2. The use is limited to a maximum of <u>three guest rooms</u> for <u>up to six guests</u> at any one time.

Submitted by Linnea Marenco
at Board Hearing of 7-18-12
Public Comment 12-0837.4E.15

3. The property owner shall reside in either the primary or secondary dwelling on site.

4. Meals may be served to overnight guests, only. There are no limitations on the number of meals or the times at which they are served. The price of food shall be included in the price of the overnight accommodations in compliance with the California Retail Food Codes enforced by the County (Health and Safety Code Section 113893).

Note:

The state's allowance for maximum number of guest rooms and guests allowed at any one time is not more than six guest rooms or accommodates not more than 15 guests. The El Dorado County ordinance should match that of the State of California's agricultural homestay requirements under **SECTION 1.** Section 113870 of the Health and Safety Code, Bill Number AB 1258 introduced by Assembly Member Strom-Martin. To read more about the State of California's Agricultural Homestay requirements see http://ucanr.org/sites/sfp/agritourism/factsheets/ab1258/ prepared by the University of California Cooperative Program.

Recommendation: match the State of California's Health and Safety Code to allow not more than six guest rooms or accommodate not more than 15 guests for an Agricultural Homestay.

3. **Ranch Marketing on Agricultural Grazing Lands (Large Animal)** Page 50

Ranch Marketing on agricultural grazing lands, not merely agricultural crop growing properties, is to be strongly encouraged. Hay/pasture is the 4th top agricultural commodity (12%) in El Dorado County in 2010 by proportion of the overall gross crop value; livestock (22%) is the second highest overall gross crop value. (From the El Dorado County Environmental Checklist Agricultural Resources, Page 2-5 May 2012 Initial Study EDC TGPA and ZO Environmental Impact Report ICF 00103.12 12-0267 5C 5 of 53).

Recommendation: Ranch Marketing on Agricultural Grazing lands should be allowed on Planned Agriculture (PA) and Rural Lands (RL) zones, as well as the Ag Grazing (AG) zone, and require fewer than 160 acres to qualify.

Rational: many people will not graze cattle or other large animals on their lands because they do not want to be discriminated against/ zoned as Agricultural Grazing (AG).

Objective: encourage grazing lands and ranch marketing on grazing lands. Therefore, make the Ranch Marketing on grazing lands desirable by allowing grazing on agricultural zones such as PA and RL and do not limit to parcels of 160 acres or more in order to allow Ranch Marketing on grazing lands. Ranch Marketing on crop lands is allowed on merely as little as 5 acres and is successful as such.

No Taking of Current Permitted Rights

Every attempt should be made to retain (not take away) existing rights.

Recommendation: do not take away existing, permitted rights as existing zones are replaced.

Recommendation: the Board of Supervisors direct staff to make every effort possible to not take away existing rights.

Recommendation: the Board of Supervisors direct staff to prepare a list of 'taken' rights.

Recommendation: already approved Business Licenses should not be disallowed as ordinances change.

For example, as new zones (e.g., RL) replace archaic/deleted zones (e.g., AE), rights should not be taken away. For example, on AE (Re) Zoning:

1. The Exclusive Agricultural (AE) current zone states the following use is permitted by right: "I. The packing, processing, and sale of agricultural products and by products grown off-site in conjunction with the processing or sale of products grown on site."

However, AE lands may be converted to the RL zone which, in its draft form, does not allow the packing, processing, and sale of products grown off-site in conjunction with the processing of sale of products grown on site.

Recommendation: RL zone should permit the sale of products grown off-site by right, not CUP.

2. AE lands may now graze an unlimited number of animals by right. This right should not be taken away by the proposed commercial horse boarding requirements and associated County fees for 9 horses or more.

And, as ordinances change, the rights to the holder of an existing business license should not be taken away. Revisions to the ordinances not should not force small business owners to amend their existing business plans which have already approved by the County via a business license:

For example, if a property owner currently holds a Vacation Home Rental or Riding Stable or Boarding or Guide Service or Outfitters Business License on file, as ordinances change, those already holding a business license should not lose that right to operate that business.

Public Comment 12-0837.4E.17

Zoning Ordinance Update Comments
Article 5– Partial Issues List
July 19, 2012

✓ **17.50.030 Table A.**

What is the difference between "Issue" and "Decide" in the Table?

✓ **17.51.090 Pre-application/Conceptual Review**

This process is only useful if it can be done in a timely manner. Should this be "required" or at the option of the applicant?

✓ **Chapter 17.52** This section would benefit from the addition of a table listing all types of permits/actions and which process applies to each…staff level review without public notice, staff level review with public notice.

✓ **17.52.010 Administrative Permit**
D. Administrative Relief or Waiver

Other code sections allow a reduction in established standards of up to 50% through an Administrative Permit. Examples include reduction in mineral resource or cemetery setbacks of up to 50%. Language should be revised to allow reduction in standards as specified in the ZO, or up to 10% of the area or dimension where no reduction is specified.

✓ **17.52.020 Conditional and Minor Use Permits**

A.2.a. Language written in the negative. Suggest revision to read: "The project incorporates standards or conditions that are capable of mitigating potential environmental impacts to a level less than significant;"

A.2.c. It is not appropriate that the level of "controversy" influence the type of permit required. While public controversy usually necessitates a heightened level of public review and scrutiny, it should not determine the type of permit needed by an applicant.

✓ **17.52.030 Design Review Permit**
A.2. Revise to read: "Land adjoining designated State Scenic Highway corridors."

B. Review Authority, Procedure, and CEQA.

ZO treats Design Review as discretionary process. Goal should be to develop objective, measurable standards to be used to reduce the Design Review process to ministerial level. Where a project complies with established design standards, no further discretionary review should be necessary. *Discretion should be exercised at the point of adoption of design standards.*

Cynthia Shaffer

Submitted by Cindy Shaffer
at Board Hearing of 7/19/12

Public Comment 12-0837.4E.18

EL DORADO COUNTY PLANNING DEPARTMENT

REQUIRED SUBMITTAL INFORMATION
for
Special Use Permit

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (√) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (√) Applicant	Check (√) County		
_____	_____	1)	Application Form **and** Agreement for Payment of Processing Fees, completed and signed.
_____	_____	2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
_____	_____	3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
_____	_____	4)	A copy of official Assessor's map, showing the property outlined in red.
_____	_____	5)	An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
_____	_____	6)	Environmental Questionnaire form, completed and signed.
_____	_____	7)	Provide name, mailing address and phone number of all property owners and their agents.
_____	_____	8)	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
_____	_____	9)	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
_____	_____	10)	A written, detailed description of the proposed use and operation (hours of operation, unusual equipment, number of employees, etc.).
_____	_____	11)	Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:
		a)	General identification of the tree canopy, noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.

Submitted by Kathy Russell

at Board Hearing of 7/19/12

Public Comment 12-0837 4E 19

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

_____ _____ b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

Existing Canopy Cover	Percent of Canopy Cover to be Retained or Replaced
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

_____ _____ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

_____ _____ d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

_____ _____ i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

_____ _____ Ii) In any situation where the tree or its dripline lie within any proposed road, driveway, leach field area, or cut or fill slope area:

_____ _____ (1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction.

_____ _____ (2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

_____ _____ 12) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at the Planning Department.)

_____ _____ 13) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

_____ _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

The following items may also be required depending on the type and scale of the application:

_____ _____ 15) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

_____ _____ 16) A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in the Planning Department), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from the Planning Department are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

_____ _____ 17) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.

_____ _____ 18) Where special status plants and animals are identified on the Important Biological Resources Map located in the Planning Department, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

_____ _____ 19) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

_____ _____ 20) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

SITE PLAN REQUIREMENTS

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24'" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 ½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√) Applicant	County		
_____	_____	1)	Project name (if applicable).
_____	_____	2)	Name, address of applicant and designer (if applicable).
_____	_____	3)	Date, north arrow, and scale.
_____	_____	4)	Entire parcel of land showing perimeter with dimensions.
_____	_____	5)	All roads, alleys, streets, and their names.
_____	_____	6)	Location of easements, their purpose and width.
_____	_____	7)	All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, septic systems and wells, etc.).
_____	_____	8)	Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 17.18).
_____	_____	9)	Trash and litter storage or collection areas, and propane tank location(s).
_____	_____	10)	Total gross square footage of proposed buildings.
_____	_____	11)	Proposed/existing fences or walls.
_____	_____	12)	Sign location and size (if proposed).
_____	_____	13)	Pedestrian walkways, courtyards, etc. (if proposed).
_____	_____	14)	Exterior lighting (if proposed).
_____	_____	15)	Existing/proposed fire hydrants.
_____	_____	16)	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
_____	_____	17)	Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
_____	_____	18)	Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS
Required when parking facilities are proposed or otherwise at planner's discretion.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Location, general type (pine, oak, etc.) and size of all existing trees, 20" DBH (Diameter at Breast Height) diameter or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements.
_____	_____	2)	Note quantity/type of trees to be removed
_____	_____	3)	Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 17.18.090).
_____	_____	4)	List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at the Planning Department.
_____	_____	5)	Location/type of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at the Planning Department)

PRELIMINARY GRADING AND DRAINAGE PLAN
Required whenever any grading is proposed.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Contours or slope data (pursuant to Chapter 15 of County Code Grading and Drainage Ordinance).
_____	_____	2)	Drainage improvements, culverts, drains, etc.
_____	_____	3)	Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS
Required whenever a new structure or addition is proposed.
(Ten (10) copies, **folded to 8½" x 11", plus one 11" x 17" reduction.)**

Check (√) Applicant	Check (√) County		
_____	_____	1)	Building design, elevations of all sides.
_____	_____	2)	Exterior materials, finishes, and colors.
_____	_____	3)	Existing/proposed signs showing location, height, and dimensions. Include sign plan for project with multiple businesses.

Public Comment 12-0837.4E.23

The Planning Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

FILE # _____
DATE FILED _____

EL DORADO COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL QUESTIONNAIRE

Project Title _____

Lead Agency El Dorado County Planning Department

Name of Owner _____ Telephone (_____)_____

Address _____

Name of Applicant _____ Telephone (_____)_____

Address _____

Project Location _____

Assessor's Parcel Number(s) _____

Acreage _____ Zoning _____

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: _____

2. What is the number of units/parcels proposed?_____

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
   _____ 0 to 10% _____ 11 to 15% _____ 16 to 20% _____ 21 to 29% _____ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area?_____
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? _____
   If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
   _____ Name of the water body? _____
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? _____

9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? _____

_____

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

_____

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: _____

_____

12. How many trees of 6-inch diameter will be removed when this project is implemented?

_____

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? _____
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? _____
15. What is the distance to the nearest fire station? _____
16. Will the project create any dead-end roads greater than 500 feet in length? _____

_____

17. Will the project involve the burning of any material including brush, trees and construction materials? _____

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? _____
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? _____

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? _____

WATER QUALITY

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?
Name the system: _____

22. What is the water use (residential, agricultural, industrial or commercial)?_____

_____

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? _____

_____

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) _____

_____

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district: _____

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? _____

_____

28. Will the project reduce or restrict access to public lands, parks or any public facilities?

_____

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?

_____

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

_____

_____

31. Will the project require the extension of existing public utility lines? _____
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? _____

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? _____

_____

_____

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? _____

_____

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)? _____

_____

36. Will the project displace any community residents? _____

_____

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

_____

_____

_____

_____

_____

_____

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

_____

_____

_____

_____

_____

_____

Form completed by: _____ **Date:** _____

FILE #_____

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Special Use Permit

ASSESSOR'S PARCEL NO.(s) _____

PROJECT NAME/REQUEST: (Describe proposed use) _____

_____

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

PROPERTY OWNER _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

LOCATION: The property is located on the _____ (N/E/W/S) side of _____ (street or road)

_____ feet/miles _____ (N/E/W/S) of the intersection with _____ (major street or road)

in the _____ <or pick from list> area. PROPERTY SIZE _____ (acreage / square footage)

X _____ Date _____

signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee $ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec/Twn/Rng _____

ACTION BY:
- ☐ **PLANNING COMMISSION**
- ☐ **ZONING ADMINISTRATOR**
- ☐ **PLANNING DIRECTOR**

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

_____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

_____
Public Comment 12-0837.4E.29
Executive Secretary

Revised 07/02)

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Summary - Rich Stewart's Written & Public Comments

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Mon, Jul 30, 2012 at 11:22 AM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: <MRanalli@aol.com>
Date: Wed, Jul 25, 2012 at 7:28 AM
Subject: Re: Summary - Rich Stewart's Written & Public Comments
To: rich_stewart@sbcglobal.net
Cc: jlb87@aol.com, gordon@the-helm.net, terri.knowlton@edcgov.us, shawna.purvines@edcgov.us, mike.applegarth@edcgov.us

Good morning Rich. My trick is to write down the sequence of speakers and as much of what was said as I can. I then use the video to capture further details.

For this exercise I try not to editorialize what was said. So, if you said it I wrote it....any humor should carry through, and dealing with the zoning code definitely requires some humor.... The mental image of a bathroom grilled cheese sandwich is not pretty...

I believe I heard Shawna asked for all comments by Friday, 7/27. The cheat sheets should help the project team keep everything moving forward independent of any additional written comments.

Good luck with your project challenges this week.
Hope our neighbors can cope with us mowing our lawns late at night with flashlights....
M

In a message dated 7/24/2012 10:18:55 P.M. Pacific Daylight Time, rich_stewart@sbcglobal.net writes:

> Wow Mike! You were busy paying attention at those meetings last week. Gosh, you even caught my failed attempt at stand-up humor with the "cooking facility" comment regarding the glossary items--obviously, I'll never make it as a comic! I plan to summarize all of my comments and send to the County and your summary certainly will help. I probably won't get to it until at least this weekend as I'm back working Dixon Ranch high density development stuff again the last two days. Joel (attorney) and possibly Brian Allen (CTA engineer) will be speaking to our owner's association tomorrow night along with the fire marshall. Then, meeting on Thursday night. Gotta mow my lawn and do some yard work in there sometime!
>
> Do you know what the County's schedule is for summarizing comments, etc.?
>
> Rich
>
> — On **Tue, 7/24/12, MRanalli@aol.com <*MRanalli@aol.com*>** wrote:
>
> > **Greetings Rich,**
> > **Having spent many hours reviewing documents and attending public hearings, I understand and appreciate your enormous commitment to help your community and our county government. Thank you.**
> >
> > **Our zoning ordinance study group is helping to review and consolidate the written and public comments in an effort to help the county project team integrate these valuable inputs to the process. We were asked to help look over the public comments and make sure nothing gets missed or there is a simple way to ensure that all the many details are captured as we move forward.**
> >
> > **I have distilled your inputs the best I could so that the process this week could move forward. I understand that you plan to submit all of your final remarks to Shawna. That is good for the formal record and we should crosscheck your final when that is available. Meantime, below is a summary of your inputs for Article 1, 2, & 3 which I have summarized from your written submittal, your public testimony and my hand written notes during the BOS meetings,**
> >
> > **I hope that I captured this correctly. Perhaps my summary will aid you in your final inputs for this phase of the program.**
> > **Thanks again for your positive and active participation.**
> > **Michael**

| Michael

–

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: FW: SPI NOP Comments

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Tue, Jul 31, 2012 at 8:06 AM
To: drapers@wildblue.net
Cc: Chris Flores <chris.flores@edcgov.us>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Bill,

I appreciate you getting this to me.

Shawna

——– Forwarded message ———
From: **Claudia Draper** <drapers@wildblue.net>
Date: Mon, Jul 30, 2012 at 8:59 PM
Subject: FW: SPI NOP Comments
To: shawna.purvines@edcgov.us

Shawna,

I am a Registered Professional Forester here in El Dorado County and I do sit on the Agricultural Commission. I was not a participant in the Natural Resources Working Group. I have reviewed the attached information submitted by Cedric Twight and I would like my comments taken into consideration in the development of the new Zoning Ordinance.

Bill Draper

RPF 898

From: Claudia Draper [mailto:drapers@wildblue.net]
Sent: Friday, July 27, 2012 12:08 PM
To: 'Chris Flores'; 'valeriez@edcfb.com'
Cc: 'mranalli@aol.com'
Subject: FW: SPI NOP Comments

Chris,

This came up at the Ag Council Thursday morning. Having not seen the information from Cedric Twight, I have reviewed the attached.

I don't know who makes up the Natural Resources Working Group but their individual backgrounds might be interesting. I know that Cedric is trying to make SPI parcels as sellable as possible. Keep the parcels in TPZ and provide for a variety of uses that go way beyond timber production.

I don't see how lodging (B&B, retreat centers and dude ranches) promote timber production. In a wild stretch ag tourism brings people out into the forest but until they see actual logging, there is little correlation to timber production. I understand in a down economy the desire to be extremely flexible but these activities go way beyond the intent of TPZ.

Item 1-the matrix is OK but the CUP for lodging under TPZ is a stretch.

Item 2-proposes that the county use a RPF to evaluate CUP's. Who is the county RPF? The more facilities that are allowed on TPZ the demand for services (fire, ems and law enforcement) goes up. The fire hazard goes up with the introduction to people into areas they are normally kept from. You lose productive areas because of the need for parking, buildings, access roads.

Most of the TPZ lands are outside of the local fire districts. Annexation needs to occur. Development can not rely on part-time (seasonal) fire services.

Item 3-trails and primitive camping would be OK.

Dude ranches and retreat centers even if kept to less than 3 acres have no value or purpose in the growing and harvesting of timber. The threat they pose is significant.

Item 4-how is the timber management plan going to be evaluated to determine compatibility? Are outdoor recreation facilities going to be fenced to prevent trespass? All these extra activities bring more people into the forest which increases the potential fire hazard. Fire and people and fire and timber don't mix. G. the original wording is correct and the suggested wording is not good. This opens the door to allow a residence by right.

Item 5-this gets to be a he said/she said situation. My opinion versus your opinion. There is no basis for objective evaluation.

Item 6-I agree with

Having not been a participant in the development of the suggested changes it is difficult to know what motivates this thought process.

Bill Draper

From: MRanalli@aol.com [mailto:MRanalli@aol.com]
Sent: Thursday, July 26, 2012 12:02 PM
To: valeriez@edcfb.com; drapers@wildblue.net
Subject: SPI NOP Comments

Bill & Val,

Attached are the 14 of 386 pages from SPI - NOP Comments (SPI_G - Comments During NOP.pdf).

FYI, M

–

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362

shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

SPI_G - Comments During NOP.pdf
2564K

TGPA-ZOU ZOU <tgpa-. ou@edcgov.us>

Fwd: FW: Chapter 17.40.350 El DoradoEDAC_TPZ.docx

1 . essage

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Jun 27, 2012 at 4:11 PM
To: Cedric Twight <CTwight@spi-ind.com>
Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, edc.cob@edcgov.us, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Cedric,

Both the Planning Commission and the Board will receive a copy of all comment letters prior to the Zoning Ordinance Workshop scheduled for the week of July 16th.

Thank you for sending in your comments.

Shawna

---------- Forwarded message ----------
From: Cedric Twight <CTwight@spi-ind.com>
Date: Wed, Jun 27, 2012 at 3:57 PM
Subject: RE: FW: Chapter 17.40.350 El DoradoEDAC_TPZ.docx
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: kimberly.kerr@edcgov.us, edc.cob@edcgov.us

Shawna,

Attached please find the Natural Resource Working Group (NRWG) comment letter on the PRD Zone Ordinance. If you require any additional information feel free to contact me directly. Also I would like copies of this letter to be distributed to the Planning Commission and the Board of Supervisors. I have sent a copy to the Clerk of the Board so the Board members will receive a copy of the letter, but I am not sure who distributes this kind of correspondence to the Planning Commission. Can you get the Planning Commissioners a copy?

Sincerely,

Cedric Twight

530-378-8127

--

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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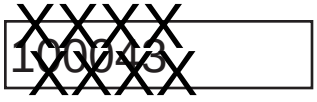
Thank you.

NRWG comment letter PRD Zone Ordinance.pdf
6216K



Cedric Twight
EDAC Regulatory Reform Sub-Committee
Natural Resources Working Group
P.O. Box 496014
Redding, CA 96049-6014
June 26, 2012

El Dorado Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Dear Board Members:

The following is intended to inform El Dorado County Board of Supervisors, Planning Commissioners and the Planning staff regarding how the Public Release Draft (PRD) Zone Ordinance dated 5-25-2012 does not adequately address the Board of Supervisors Resolution of Intention 184-2011. The following excerpts are from the PRD Zone Ordinance dated 5-25-2012; suggested changes include strikeouts (~~deletions~~) and alternate language (underlined red letters). The suggested changes are modifications that will bring consistency between the various sections of the PRD Zone Ordinance and ROI 184-2011. Natural Resource Working Group comments on the individual sections and their applicability to meeting the intent of ROI 184-2011 are made in *Italics* and precede each section of the PRD Zone Ordinance excerpts in which edits are suggested. The Items are listed in the numerical order of the Sections in which they appear.

Please incorporate all of the suggested language changes as an alternative to the PRD Zone Ordinance dated 5-25-2012, so that it can be studied in the Environmental Impact Report for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update.

Item 1)

The Natural Resource Working Group (NRWG) envisions more potential opportunities for lodging, outdoor recreation and retreat accommodations within timber production zone land than were proposed in the PRD Zone Ordinance. The Use Matrix below has been edited to reflect the opportunities that the NRWG believe are consistent with the Purpose of Sections 17.040.170 and Section 17.040.210 found in the PRD Zone Ordinance dated 5-25-2011 and the Board of Supervisors ROI 184-2011. Note: A Conditional Use Permit (CUP) is discretionary and requires a full CEQA evaluation.

17.21.020 Matrix of Permitted Uses

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.21.020 below:

Table 17.21.020 Agricultural and Resource Zone Districts Use Matrix

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Agricultural							
Animal Keeping	P	P	P	P	P	P	17.40.080
Barn; Stable, private; Storage structure	P	P	P	P	P	CUP[3]	17.40.030
Cropland	P	P	P	P	P	—	
Grazing	P	P	P	P	P	P	
Livestock, high density	CUP	CUP	CUP	—	—	—	
Nursery, plants: Wholesale	P	P	P	P	A/CUP[1]	A/CUP[1]	
Orchards and Vineyards	P	P	P	P	P	—	
Packing: On site products	P	P	P	P	P	CUP	
Off site products	P/ CUP	P/ CUP	P/ CUP	CUP	CUP	—	
Processing, on site products	P	P	P	CUP	CUP	CUP	
Produce Sales	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	—	17.40.240
Timber	P	P	P	P	P	P	17.40.350
Residential							
Child Day Care Home: Small family day care home	P	P	P	P	P	—	17.40.110
Large family day care home	CUP	A	A	A	A	—	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, detached	P	P	P	P	P	A/MUP[4]	17.40.350
Temporary during construction	P	P	P	P	P	—	17.40.190
Employee Housing: Agricultural	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	—	17.40.120
Construction	—	—	A	A	A	—	17.40.190
Seasonal Worker	—	—	P/A/CUP	P/A/CUP	P/A/CU P	—	17.40.120
Guest House	P	P	P	P	P	—	17.40.150
Hardship Mobile Home	TMA	TMA	TMA	TMA	TMA	—	17.40.190

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Kennel, private[2]	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	—	17.40.080
Room Rental: One bedroom, only	P	P	P	P	P	—	
Secondary Dwelling	P	P	P	P	P	—	17.40.060, 17.40.300
Commercial							
Agricultural Support Services	CUP	CUP	CUP	CUP	CUP	—	17.40.070
Animal Sales and Service: Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	
Contractor's Office: Off site	—	—	—	TUP	TUP	—	17.40.190
Home Occupation	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160
Kennel, commercial	—	—	CUP	CUP	CUP	—	17.40.070
Lodging Facilities: Agricultural Homestay	A/CUP	A/CUP	A/CUP	A/CUP	—	—	17.40.170
*Agricultural and Timber Resource Lodging	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Dude Ranch	CUP	CUP	CUP	CUP	CUP	CUP[3]	
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	CUP[3]	
Vacation Home Rental	A	A	A	A	A	—	17.40.370
Nursery, plants: Retail	—	—	—	CUP	—	—	
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	—	17.40.220
Temporary Outdoor	A/T	A/T	A/T	A/T	—	—	
Ranch Marketing	CUP	P/A/ CUP	P/A/CUP	CUP	CUP	—	17.40.260
Wineries	CUP	P/CUP	P/CUP	CUP	—	—	17.40.400
Industrial							
Mineral Exploration	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	Chapter 17.29
Mineral Production	—	—	—	CUP	—	A/ CUP	
Mining	CUP	CUP	CUP	CUP	CUP	A/ CUP	
Slaughterhouse	—	CUP	CUP	—	—	—	
Storage Yard: Equipment and Material Permanent	—	—	—	—	—	P/ CUP	17.40.320
Temporary	T	T	T	T	T	T	

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Recreation and Open Space							
Campground	CUP	CUP	CUP	CUP	CUP	CUP[3]	17.40.100
Camping, Temporary	—	—	—	—	—	P	
Golf Course	—	—	—	CUP	—	—	
Hiking and Equestrian Trail	P	P	P	P	P	P	
Hunting/Fishing Club, Farm, or Facility	CUP	CUP	CUP	CUP	CUP	CUP	
Marina: Non-motorized Craft	—	CUP	CUP	CUP	CUP	—	
Off-Highway Vehicle Recreation Area	—	—	—	—	CUP	CUP[3]	
Park, day use	—	—	—	CUP	CUP		17.40.210
Picnic Area	CUP	P	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	P	P	
Ski Area	—	—	—	CUP	CUP	—	17.40.210
Snow Play Area	—	—	—	CUP	CUP	CUP[3]	
Special Events, temporary	T	T	T	T	T	—	
Stable, commercial	—	—	CUP	CUP	CUP	—	17.40.210
Trail Head Parking or Staging Area	—	—	CUP	CUP	CUP	CUP[3]	
Civic Uses							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Cultural centers, living history facilities	—	—	—	CUP	—	—	
Intensive	—	—	—	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	17.40.230
Elementary and Secondary, Private	—	—	—	CUP	—	—	
Transportation							
Airports, Airstrips, and Heliports	CUP	CUP	CUP	CUP	CUP	CUP	17.40.070
Utility and Communication							
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	CUP	17.40.130
Public Utility Service Facilities: Intensive	—	CUP	CUP	CUP	CUP	CUP	17.40.250
Minor	P	P	P	P	P	P	

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ MUP Conditional use permit required/ Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	**LA**	**PA**	**AG**	**RL**	**FR**	**TPZ**	**Specific Use Reg.**
Wind Energy Conversion System	**See Table 17.40.390.1 (WECS Use Matrix)**						**17.40.390**

NOTES:

[1] Administrative permit when plant material grown for restocking purposes; all other purposes require Conditional Use Permit.

[2] Dogs used for herding or guardian purposes in ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6.

[3] Restricted to Parcels 160 acres and larger.

[4] Administrative Permit on Parcels 160 acres and larger. Minor Use permit on existing legal parcels <160 acres.

Item 2)

*ROI 184-2011 requires provisions be made to provide opportunities for residential and recreation uses on TPZ that are compatible with timber management and harvesting. The Purpose of Section 17.40.170, as written in the PRD Zone Ordinance is consistent with ROI 184-2011. The edits to the other sections of 17.40.170 that follow are intended to reflect the Purpose of Section 17.40.170 by providing Lodging Facilities to "further the development of agriculture tourism and recreation economies" which is also consistent with ROI 184-2011. Timber Production is a form of agriculture and some parcels **may** hold opportunities to help meet the Purpose of Section 17.40.170, subject to a CUP and approval by the Board of Supervisors.*

*The Natural Resource Working Group (NRWG) envisions the potential opportunity for a Dude Ranch or Health Resort and Retreat Center being compatible with timber production, where it occurs on a small scale (see edit to Item 4 "H" below). Lodging might be part of such a business and therefore the following edits maintain consistency between the proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix and section 17.40.170 Lodging Facilities. The NRWG recognizes that a Dude Ranch, Retreat Center or Health Resort may only make sense on a **select few** TPZ parcels, that is why the NRWG suggests that compatible uses such as these be evaluated using the Conditional Use Permit (CUP) process (See 17.21.020) and not as a use by right.*

The CUP process requires a complete CEQA analysis, which would identify, discuss and mitigate issues relating to the proposal. Through the CEQA process El Dorado planning staff, the

Agricultural Commission, Planning Commission and ultimately the Board of Supervisors would then evaluate the legitimacy of the proposal and condition it appropriately, or deny the proposal. The proposed Natural Resources Working Group zone ordinance edits incorporate the involvement of a Registered Professional Forester (RPF). The RPFs role will be to evaluate the project to ensure its compatibility with continued timber production from the parcel and provide an evaluation using a timber management plan to detail and describe how the proposed project is integrated into the continuing timber production from the parcel. A Registered Professional Forester is licensed by the California State Board of Forestry and is the only professional qualified to make determinations relating to the practice of Forestry (14 CCR § 1602) and thus the compatibility of a project proposal necessitates the involvement of an RPF. Item 4 "H" further on in this letter shows edits to Section 17.40.350 Criteria for Other Compatible Uses in TPZ, which incorporate the expertise of a RPF.

17.40.170 Lodging Facilities

A. Purpose. The purpose of this Section is to further the development of the agricultural and timber resource tourism and recreational economies of the County, while providing adequate health and safety standards for the guests of such lodging facilities, developing standards to preserve the residential character of neighborhoods, and protecting the public health, safety, and welfare of the surrounding areas.

C. General Standards. Lodging facilities shall be subject to the general standards below. In addition, the specific use standards under Subsections D-G shall apply.

1. Lodging facilities proposed within Agricultural Districts or Timber Production Zone (TPZ), as identified on the General Plan land use and Zone maps, or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority.

G. Dude Ranch.

1. Minimum lot size – 20 acres.

2. The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural/grazing use as set forth under the minimum criteria for a Williamson Act Contract, whether the property is under contract or not.

3. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.

4. Dude Ranch in TPZ shall be subject to Subsection 17.40.350.H.

H. Health Resort and Retreat Center.

1. Health resorts and retreat centers shall be considered an expanded home occupation in those zones allowing residential uses and a compatible use in Commercial and Special Purpose zones.

2. Meals may be served to registered day use or overnight guests. only. There are no limitations on the number of meals or the times at which they are served.

3. Health Resort and Retreat Center in TPZ shall be subject to Subsection 17.40.350.H.

Item 3)

Section 17.40.210 is adequately drafted. The NRWG envisions the potential opportunity for Outdoor Recreational Facilities being compatible with timber production, where it occurs on a small scale (see 17.40.350 H below). The proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix above considers the Purpose statement found in Section 17.40.210 below and through the Conditional Use Permit (CUP) process provides a broader list of potential Outdoor Recreation project opportunities to consider on TPZ. A CUP makes sense for Outdoor Recreation projects on TPZ since each situation will have its own set of unique issues, therefore considering each proposal on a case-by-case basis is prudent. The CUP process provides the owner the opportunity to bring an idea forward while giving the County and public an appropriate level of analysis under CEQA, such that a project may be approved or disapproved on its own individual merits. Involving an RPF in the analysis of the project ensures timber production on the parcel is protected as a primary use.

17.40.210 Outdoor Recreational Facilities

A. **Purpose.** The purpose of this Section is to ensure that adequate outdoor recreational facilities are available to the residents of the County while providing standards for the development of said facilities in order to protect the public health, safety, and welfare.

Item 4)

The PRD Zone Ordinance section G, Criteria for Residential Use in TPZ is not consistent with the El Dorado General Plan. The PRD Zone Ordinance requires a different set of criteria for evaluating a discretionary residential use than is required by General Plan Policy 8.4.2.1. The General Plan Policy 8.4.2.1 states:

General Plan Policy 8.4.2.1.The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

The proposed NRWG draft language utilizes an incremental approach to satisfy General Plan Policy 8.4.2.1 in a manner that is consistent with ROI 184-2011. The NRWG zone ordinance language also enlists the necessary professional skills of a Registered Professional Forester (RPF) for ensuring that a landowner satisfies General Plan Policy 8.4.2.1. Involving a RPF is an important addition to the ordinance because satisfying General Plan 8.4.2.1 will require an evaluation of a forested landscape and would involve making judgments relative to forestry practices and timber operations. The California Foresters Law (14 CCR § 1602) compels this kind of evaluation be done by an RPF. A RPF is uniquely qualified to perform the evaluation of a project relative to General Plan Policy 8.4.2.1 (A-E), since RPFs are trained in among other things; the California Forest Practice Rules, forest ecology, soil site classifications, timber harvest engineering, fire prevention, fuels management, timber growth and can evaluate and mitigate for forestry related watershed and biological impacts

The proposed zone ordinance language does not allow a residential use by right, but instead utilizes an Administrative Permit for a residential use on a parcel greater than 160 acres in size. The NRWG believes that the Administrative permit process, which includes the services of a Registered Professional Forester (RPF), is a fair opportunity for a landowner to explored in a simple and efficient manner a means to secure a reasonable use of his/her private property. It also provides the Director of Development Services with the information to make a sound determination as to whether the productivity of the parcel for growing and harvesting timber is or is not compromised. The Administrative Permit process would use a certification letter by the RPF to the Director for the purpose of securing the Administrative permit (See Item 5, 17.52.010 (c) 1 below). The certification letter would include a narrative of how the proposed residential use satisfies General Plan 8.4.2.1 (A-E). The proposed alternative language therefore keeps the zone ordinance language consistent with General Plan 8.4.2.1 and eliminates the criteria, found in the PRD Zone Ordinance, which are not consistent with the existing General Plan, while not requiring a full CEQA analysis for a cabin on parcel 160 acres or larger.

Legal parcels less than 160 acres will not be prohibited outright from having a dwelling either, however the issue of timber production compatibility will require a higher level of analysis due to the size of the parcel. The higher standard of analysis will again use the expertise of a RPF, however instead of an Administrative Permit the application would be processed as a Minor Use Permit (MUP). Supporting documentation necessary for processing the MUP will include a Timber Management Plan. The Timber Management Plan will include a

discussion of the soil resources, watershed resources, wildlife resources, vegetation conditions, timber inventory, fire risk & prevention, and management strategies. The Timber Management Plan will demonstrate that the dwelling will not significantly detract from timber production on the parcel and General Plan 8.4.2.1 is satisfied.

Other compatible uses indicated in the Land Use Matrix 17.21.020 will require the highest level of analysis. Other compatible uses such as Outdoor Recreation, a Dude Ranch, Campground or Retreat Center; as indicated in the Land Use Matrix 17.21.020, will only be allowed on parcels 160 acres or larger. These project proposals will be analyzed through the Conditional Use Permit process and will also include a Timber Management Plan prepared by a Registered Professional Forester. The foot print of building improvements for other compatible uses will also be restricted to less than 3 acres. Restricting the size of the foot print of building improvements keeps the compatible use consistent with the California Forest Practice Rules. The California Forest Practice rules require a conversion permit for activities that convert forestland (see 14CCR § 1104). There is however exemptions from the conversion permit process. One such exemption is for a less than 3 acre conversion for a bona fide alternate use of the land. It is the NRWG's opinion that by limiting other compatible uses to a foot print for building improvements to less than 3 acres, the concept of compatibility remains congruent with the State Forest Practice rules and will limit the scale of a project appropriately for the Timber Production Zone. A foot print for building improvements that is less than 3 acres would be less than 2% of a 160 acre parcel, the smallest sized parcel considered for other compatible uses under Section 17.40.170 in El Dorado County. If a project required a foot print for building improvements larger than 3 acres than a zone change to Forest Resource should be considered.

The following proposed edits utilizes excerpts from relevant portions of the PRD Zone Ordinance dated 5-25-2012, which is in (black text). *The suggested NRWG deletions are shown as* ~~strikeouts~~ *while new text is shown as underlined* red letters. *The proposed edits provide consistency between General Plan Policy 8.4.2.1, as required by State Planning Law G.C.65860, and are also consistent with ROI 184-2011.*

17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements

G. **Criteria for Residential Use in TPZ.** The County finds that residential use within the TPZ ~~may be~~ is a compatible use, consistent with growing and harvesting timber. ~~in certain circumstances.~~ However, it is recognized that in certain situations there may be a conflict with such a use. The review authority may grant a ~~Conditional~~ Administrative Use Permit or Minor Use Permit in compliance with Section 17.52.010 or Section 17.52.010 respectively, for construction of one owner- or caretaker-occupied dwelling subject to the following findings:

i. The Agricultural Commission finds that such use is in compliance with General Plan Policy 8.4.2.1.
ii. An Administrative Use Permit is applicable for a TPZ parcel 160 acres or larger.
iii. For existing legal parcels less than 160 acres a Minor Use Permit will be required, including a timber management plan prepared by a Registered Professional Forester.

~~1. that there has been three consecutive years of management of intensive timber production on the subject property. The following criteria will aid the Agricultural Commission in determining what constitutes intensive management and must be considered before granting a Conditional Use Permit for a dwelling:~~

~~a. A timber inventory of the stand has been prepared;~~
~~b. Commercial harvesting operations have been previously conducted;~~
~~c. Legal and physical access to the property exists to support both the residential use and the timber operations;~~
~~d. The boundaries of the property have been located and the property owner has attempted to protect the property against trespass;~~
~~e. Disease or insect control work has been conducted;~~
~~f. Thinning, slash disposal, pruning, and other appropriate silvicultural work has been performed;~~
~~g. A fire protection system or a functioning fire protection plan has been developed;~~
~~h. Erosion control has been provided on existing roads and skid trails, and existing roads are maintained;~~
~~i. A significant portion of the understocked area of the lot has been planted.~~

~~2. The property owner has either demonstrated a need for full time residency on the subject lot to protect against theft or vandalism, or full time management of the stand is necessary for its continued productivity.~~

H. Required Findings to Support Compatible Recreational and Other Non-Timber Uses. When approving a Conditional Use Permit, as permitted in Table 17.21.020 (Agriculture and Resource Zone Districts Use Matrix), for compatible, non-timber related uses, the review authority shall make the following findings:

1. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;

2. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;

3. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

4. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and the proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands. ~~The proposed use is compatible with and will not detract from the land's ability to produce timber;~~

~~2~~5. Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;

~~3~~6. The proposed use will not adversely impact the area's watershed, wildlife, and Specific other natural resources.

7. The foot print of building improvements does not exceed 3 acres in size.

8. A Timber Management Plan will be prepared by a Registered Professional Forester. The Timber Management Plan will provide sufficient information so that the reviewing authority can make a reasoned determination of the proposed uses' compatibility with continued timber production, including an evaluation of items 1-4 above and also including a discussion of the following resources:

Soils Resources, Watershed Resources, Wildlife Resources, Vegetation Conditions, Timber Inventory Fire Risk & Prevention, Applicable Regulatory Sections & Discussion, Timber Management Strategies, Governmental Review of Practices.

ii. Additional information may include: Road Access Map, Soils Map, Stream Assessment Map, Biological Resource Maps, Basal Area by Diameter Graph, Basal Area by Species Chart.

iii. A map approximating the size and location of the proposed building foot print(s).

Item 5)

The issuance of an Administrative Permit is an efficient and fair means of analyzing whether a dwelling on a TPZ parcel can satisfy General Plan Policy 8.4.2.1. The current language found in 17.52.010 A, B, & C is sufficient with one exception. Under item C of 17.52.010, the Findings of Approval should clarify the necessary size of the parcel which can qualify to be processed using the Administrative Permit process and that a Registered Professional Forester needs to certify to the Director of Development Services that the residential use is compatible with continued timber harvest and General Plan Policy 8.4.2.1 is satisfied.

17.52.010 Administrative Permit, Relief, or Waiver

A. Purpose. The purpose of an Administrative Permit is to allow limited review of a proposed structure or use through the site plan review process to ensure compatibility with adjacent land uses and availability of public services and infrastructure. The Administrative Permit shall also be used for the processing of administrative relief requests in compliance with Subsection D or to establish the legal nonconforming status of a use or structure in compliance with Subsection E.

B. Review Authority, Procedure, and CEQA. The Director shall be the review authority of original jurisdiction for Administrative Permits. The procedure shall be staff-level without public notice except as provided under Subsection D, below. The issuance of an Administrative Permit shall be a ministerial project pursuant to CEQA.

C. Findings for Approval. When issuing an Administrative Permit, the Director must find that:

1. The structure(s) or use(s) are in compliance with the applicable zone provisions and any other applicable standards or requirements under this Title, or as adopted by the County through ordinance or resolution; and for TPZ parcels greater than or equal to 160 acres in size a Registered Professional Forester (RPF) will provide a letter certifying that the intended residential unit will not significantly detract from the growing and harvesting of timber and satisfies the criteria found in General Plan Policy 8.4.2.1 A-E.

2. The structure(s) and use(s) are in compliance with all requirements and conditions of previously approved entitlements, such as Minor and Conditional Use Permits, or variances, if applicable.

Item 6)

Regarding the concern that allowing a residence on a large TPZ parcel may lead to a secondary dwelling, the NRWG has the following comments. It is the recommendation of the Natural Resource Working Group that a Secondary Dwelling be excluded from TPZ parcels as a use by right. The purpose of the residential use by Administrative Permit on TPZ is to allow an owner a reasonable mechanism to explore the compatibility of a single residence (cabin) without having to complete a full CEQA analysis. This provision to exclude a secondary residence will simplify the environmental analysis and should minimize any density related concerns. Please find the suggested edits to the PRD Zone Ordinance below.

17.40.300 Secondary Dwellings

A. **Purpose.** The purpose of this Section is to implement California Government Code Section 65852.150 et seq. regarding secondary dwellings, provide affordable housing alternatives, and protect the public health, safety, and welfare of residents of El Dorado County.

B. **Applicability.** In all zones that permit single-unit residential development, the expansion of the primary dwelling or the construction of a new structure for the purpose of creating a secondary dwelling may be permitted by right subject to the provisions of this Section. Second units are not allowed in the Timber Production (TPZ) zone.

Thank you for your time reviewing the Natural Resources Working Group comments on the proposed PRD Zone Ordinance language. I would be happy to meet with planning staff to clarify any questions you have regarding these comments.

Sincerely,

Cedric Twight
Register Professional Forester #2469
Chairperson for the Natural Resources Working Group

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Zoning ordinance comments

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Wed, Aug 1, 2012 at 5:04 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Andrea Howard** <ahoward@parkerdevco.com>
Date: Wed, Aug 1, 2012 at 4:15 PM
Subject: RE: Zoning ordinance comments
To: Shawna Purvines <shawna.purvines@edcgov.us>

Hi Shawna,

Please see the attached and let me know if you need any clarifications. Thanks for the opportunity to provide input.

Andrea

From: Shawna Purvines [mailto:shawna.purvines@edcgov.us]
Sent: Wednesday, August 01, 2012 8:40 AM
To: Andrea Howard
Subject: Re: Zoning ordinance comments

Not at all...We are working on it all this week. If you can get it to me today that would be great.

thanks

Shawna

On Wed, Aug 1, 2012 at 7:47 AM, Andrea Howard <ahoward@parkerdevco.com> wrote:

Hey Shawna,

I was working to get you my comments by yesterday, but I'm waiting for a couple pieces of information from colleagues. Does it mess you up if I forward comments today or tomorrow? My afternoon is booked solid with meetings and I'm not sure if I'll hear back from folks by noon time.

Andrea

From: Andrea Howard
Sent: Wednesday, July 18, 2012 9:53 AM
To: 'Shawna Purvines'
Subject: RE: Zoning ordinance comments

180145

It does! Thanks.

From: Shawna Purvines [mailto:shawna.purvines@edcgov.us]
Sent: Wednesday, July 18, 2012 9:53 AM
To: Andrea Howard
Subject: Re: Zoning ordinance comments

I would like them by the week of July 31st if possible. Will that work?

On Jul 18, 2012 8:29 AM, "Andrea Howard" <ahoward@parkerdevco.com> wrote:

Hi Shawna,

I'm working my way through the text of the proposed zoning ordinance and preparing comments to submit in writing. When do you need them by?

Thank you,

Andrea Howard

Principal Planner

EST. 1956
PARKER DEVELOPMENT COMPANY
Over 50 Years of Pride in the Communities We Build
4525 Serrano Parkway • El Dorado Hills, CA 95762
tel 916/939-4060 • *fax* 916/939-3567

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Thank you.

–

Shawna L. Purvines

Sr. Planner

Development Services

El Dorado County

El Dorado County

Phone:(530) 621-5362

shawna.purvines@edcgov.us

www.edcgov.us

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Thank you.

–

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Thank you.

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SERRANO

Via Electronic Delivery

August 1, 2012

Shawna Purvines
El Dorado County Development Services
2850 Fairlane Court
Placerville, CA 95667

RE: Draft Zoning Ordinance Text

Dear Shawna,

Thank you for the opportunity to submit comments on the proposed text of the Zoning Ordinance. My comments are as follows:

Section 17.10.040 – Applicability of Zoning Ordinance (Article 1, page 5)

1. Paragraph C.3 (Effect of Zoning Ordinance Changes on Projects in Process – Time Extensions) says that an application for a time extension may be conditioned to comply with the provisions of the Title. Please describe the types of circumstances when this might occur. My concern is that the proposed zoning ordinance introduces many new standards that, if enforced on an application for time extension, could result in a complete re-design of the project (at substantial cost to the applicant or reduction in lots) or an unusually long list of variances to maintain the current approval in place.

Table 17.24.020 – Residential Zone Use Matrix (Article 2, page 34)

1. Small and large Community Care Facilities are prohibited in the RM zone, yet the RM zone allows for apartments and condominiums that could accommodate senior-assisted living. Could such a Use Type be allowed in an RM zone with a CUP or is there another mechanism in the zoning ordinance to provide for this use?

2. Picnic Area is a defined Use Type in the glossary that provides for installation of picnic tables, but requires a CUP in all residential zones. In Serrano, we have installed small numbers of picnic tables in common area lots to provide for small, impromptu gatherings for residents, accessible via walking. Requiring a CUP for the installation of one or two picnic tables seems a bit onerous. I suggest the CUP be required only for very large picnic areas that have the potential to create noise or other nuisance concerns to nearby property owners.

Table 17.24.030 – Residential Zones Development Standards (Article 2, page 37 and 38)

1. The minimum 7,500 sf lot size and 75 foot lot width standard for corner lots in the RM and R1 zones are reasonable for standard single-family detached structures, but provide an impediment to delivering alternative housing types such as row houses or halfplex units. This is a new standard from the existing zoning ordinance and requires an additional variance request to accommodate innovative product designs. I suggest you limit the standard to traditional, single-family detached units.

2. Is the 5 foot side yard setback for the RM and R1 zones consistent with State Building or Fire Codes? It's my understanding that the mandate for residential fire sprinklers has reduced the side yard setback to 3 feet.

Section 17.30.020 – Minimum Lot Size and Width (Article 3, page 5)

1. Paragraph C2 (Measurement of Lot Width) specifies that the average width of the lot at the frontage, midsection and rear must be equal to or greater than the minimum lot width for the zone. Since Article 2 contains development standards for minimum lot frontage width and minimum lot size, what purpose does this standard serve?

Section 17.30.030.A.3 – Measurement of Setbacks (Article 3, page 7)

1. Paragraph A.3 should be consistent with the language in the General Plan. Proposed Paragraph A.3 says, "Roads listed in Table 17.30.030.1 below have specific right-of-way widths to be used in establishing minimum front setbacks from the existing centerline of the road (emphasis added)." GP Policy TC-1a simply says the County shall plan and construct roads to the various ROW widths provided in Table TC-1 without any mention of centerline.

Figure 17.30.030.A.c –Side and Rear Yards for Corner Lots (Article 3, page 8)

1. The proposed standard in part dictates that the shortest property line for a corner lot shall be considered the rear for setback purposes. I suggest you remove this standard in its entirety to allow designers more flexibility to customize housing products. For corner lots, proposed driveway locations and traffic volumes on intersecting roadways can sometimes influence which of the two frontages is considered the primary one and therefore which of the remaining property lines should be considered the rear or side. Moreover, creative designs such as wide and shallow lots can be useful to minimize grading impacts in challenging terrain.

Section 17.30.030.C.h – Projections into Required Setbacks for Trellises and Arbors (Article 3, page 12)

1. The glossary defines an arbor as a structure that supports the growth of vegetation to form a covered area for shade, but this proposed section requires the arbor to maintain the development standards in the zone (e.g. 15 foot rear setback in an R1 zone, the same as the primary structure). Up until a couple of years ago, trellises similar to those shown in the picture

below were allowed to encroach into the required setback. I think it's reasonable to require solid-roofed shade structures to honor the required setback, but I'd like to return to some allowable encroachment for structures that are 50% open for passive heating and cooling purposes.

Section 17.30.030 – Exemptions from Riparian Setbacks (Article 3, page 15)

1. In Paragraph H.3, I support the riparian setback exemption for waters that are authorized for fill by the Corps, but there may be a logistical timing issue. Corps permits can sometimes be obtained after the discretionary approval stage, making it impossible to provide such documentation during staff analysis and prior to project approval by County decision makers. I assume applicable project approvals will include a condition to provide the Corps permit after discretionary approval but prior to ground disturbing activities.

2. Please add an additional exemption for lesser setbacks as authorized by the Corps.

Section 17.30.030 – Measurement of Riparian Setbacks (Article 3, page 15)

1. I support the Optional Review in Paragraph H.5 to measure riparian setbacks from the OHWM only (rather than the edge of riparian tree canopy). Using the OHWM maintains consistency with the Corps regulations.

Section 17.30.030 – Riparian and Wetland Setbacks (Article 3, page 17)

1. In Paragraph H.7.a (Riparian and Wetland Setbacks), why are 30-foot and 50-foot riparian setbacks dictated by lot size? Shouldn't the setback distance be determined by type of water body? (e.g. larger setbacks for perennial streams versus smaller setbacks for intermittent or man-made drainages)

Section 17.30.050.A – Measurement of Fence Height (Article 3, page 21)

1. The proposed standard calls for the measurement of fence height from natural grade. Shouldn't this be finished grade?

Section 17.30.050.B.4 and B.5 – Front Yards (Article 3, pages 21 and 22)

1. The CVA requirement in paragraphs B.4 and B.5 provide a singular restriction against the placement of walls and fences within certain dimensioned areas and unintentionally precludes driveway and corner enhancements similar to the following photos. I assume the intent of the CVA is to avoid sight distance impediments, but I'd like to see the standard modified to review walls and fences on a case-by-case basis considering wall/fence type and height, terrain, roadway traffic volumes, and existence or lack of intersection controls (to name a few). I think it's reasonable to restrict certain improvements that cause sight distance concerns, but only when an issue has been identified.

Section 17.30.070.D – Design Standards for Gated Residential Subdivisions (Article 3, pages 26 and 27)

1. I suggest you add the underlined text (or similar) to paragraph D.4: "Unobstructed vertical clearance shall be a minimum of 14 feet, unless a secondary lane provides for unobstructed clearance." Using the Serrano guardhouse as an example, the vertical clearance under the portico (left lane) can be less than 14 feet because fire trucks and other large vehicles can use the right lane without any vertical obstruction.

2. Please add the underlined text (or similar) to paragraph D.10: "Unless already provided for in the recorded CC&R's for the property or subdivision, a maintenance agreement shall be established and recorded for the gated development…." Well-crafted CC&R's and professionally managed owners' associations address the content requirements.

Section 17.33.060 – Landscape Standards (Article 3, pages 59-61)

1. For commercial uses (among other things) located across a county-maintained road from residential uses, Paragraph A.1.b (Landscape Buffers for Road Frontage) automatically provides for either a minimum 3 foot masonry wall between the parking surface and landscape buffer, or a minimum 3 foot high landscaped berm in the buffer area. I assume the intent of this proposed standard is for aesthetic reasons. We have a situation in Serrano where the backyards of the residential properties are located significantly down slope from the road and the commercial center and the center can't be viewed by residents standing in their backyards. Instead of "shall" be required, please modify to "may".

2. Paragraph A.1.c (Landscape Buffers in the CVA) prevents any foliage in the CVA between 30 inches and 7 feet. Figure 17.33.060.A is a nice picture of a mature tree, but young trees need time to establish a canopy cover above 7 feet, so this standard effectively prohibits the planting of any new trees in the CVA. Again, I strongly suggest that improvements within the CVA be reviewed on a case-by-case basis and limitations placed against improvements that are deemed a sight distance hazard. To illustrate, you could have a 35' foot CVA at two intersecting roadways where the corner of the lot falls off grade, away from the intersection. A 36 inch high shrub in the CVA doesn't seem to be an unreasonable improvement.

3. Paragraph A.2.a (Property Lines) requires a minimum 5 foot landscape buffer along property lines. In residential applications, this is problematic for particular design concepts such as zero-lot lines and halfplex units. This section needs to be better defined as to its intent and applicable circumstances, or otherwise substitute "shall" be required for "may".

4. Under Paragraph A.2.b (Property Lines), please delete the strikeout: "Where multiple lots are developed as a single project ~~under common ownership~~, the landscape buffers shall only be required along the perimeter of the project." It's very common to have multiple owners in commercial centers, like the Serrano Village Green and Raley's center on El Dorado Hill Blvd.

5. Paragraph B.7 (General Landscape Requirements) limits turf to no more than 10% of the required landscaping. How was this threshold established?

Section 17.35.020 – Parking and Loading Definitions (Article 3, page 83)

1. Please expand the definition of Transportation Demand Management Plan to include programs designed by an owners' association, landowner, or landlord in addition to programs designed by employers (or simply "applicant"). As a hypothetical example, the landlord or applicant for a multi-parcel office project could devise a transportation plan for the various expected employers.

Section 17.35.030 – Parking Plan Required (Article 3, page 84)

1. Please add the following underline/strikeout revisions (or similar) to Paragraph B for clarity: "The parking improvements shown on the approved plan shall be constructed prior to occupancy of any structure or the commencement of any approved use. For phased developments, parking improvements shall be provided by phase." My concern here is that the use of "approved plan" could be interpreted to mean the entire parking area associated with the approved Development Plan. In cases where a Development Plan consists of multiple parcels with phased construction, it's cost prohibitive to advance full build out of the parking surfaces and related site improvements with the first phase.

Table 17.35.040.1 – Schedule of Off-Street Vehicle Parking Requirements (Article 3, page 84)

1. Single unit detached dwellings and duplexes/triplexes are required to provide 2 off-street parking spaces, however not in tandem. I would like to see the "not in tandem" requirement deleted. Contemporary planning practices are increasingly focusing on clustered development and there are many housing types that utilize tandem parking, particularly for seniors or single-occupant households that only have a single vehicle.

Section 17.35.040.C – Parking Requirements for Combined Uses (Article 3, page 92)

1. Please provide a definition of "single site". Does this mean a single lot or parcel, or can it mean multiple lots/parcels developed as a single project?

Section 17.35.050 – Reduction Methods for On-street Parking (Article 3, page 94)

1. As proposed in Paragraph B.1, the standard only applies to on-street parking on public roads. Please expand the definition to include private streets as well.

Section 17.35.060 – Material and Passenger Loading/Unloading Areas (Article 3, page 98)

1. Paragraph B (Passenger Loading) provides that vehicle turnout lanes "shall" be provided for uses such as apartments/condos of 50 units or more and retail services over 30,000 sf of building area. Please modify "shall be provided" to "may be required" so that project designs can be reviewed on a case-by-case basis. If parking stalls are provided directly in front of a building entrance, is a turnout lane still needed? The standard should be better clarified as to intent and applicable circumstances.

Section 17.36.050 – Sign Locations (Article 3, page 104)

1. The narrative includes a statement that signs shall only be allowed where the County road ROW is 100 feet or more (among other things). Serrano Associates has a planned and approved commercial center at Serrano Village J5 on Bass Lake Road in which the ROW is proposed for 80 feet per Table 17.30.030.1. Without the ability to place signage, it will be impossible to market this property for tenants. Please remove this restriction to promote commercial uses and sales tax revenue.

Section 17.36.130 – Sign Matrix (Article 3, page 105)

1. In the RM, R1, and R20k zones, model home subdivision ID signs are limited to 16 sf. Increasing the maximum to 48 sf would allow for a 6x8 sign, which is typical for production builders.

Table 17.37.060.3 – Maximum Allowable Noise Exposure from Construction Noise (Article 3, page 112)

1. Please clarify why some of the decibel levels shown in the proposed table do not match those contained in General Plan Policy 6.5.1.11. For example, the general plan policy shows a L max for MFR and HDR in Community Regions from 10 pm to 7 am as 60 dBA. The proposed table shows it as 55 dBA. As another example, the general plan policy does not include noise standards for OS land uses in Community Regions, but the proposed table shows standards ranging from 50-75 dBA.

Section 17.40.030.E – Residential Accessory Structures (Article 4, page 3)

1. Are all incidental accessory uses listed under Paragraph E? Outdoor kitchens and free-standing gas fireplaces with chimneys are common backyard amenities, particularly for larger home sites.

2. Paragraph E.6.a and b place restrictions against the size of guest houses (600 sf) and secondary units (1,200 sf). Assuming a 1 acre lot with 25% coverage, theoretically a property owner could construct a 10,000 sf single-story house. However, if a family wanted to construct a 3,500 sf primary residence and a 2,000 sf secondary unit on the same lot, this standard prevents them from doing so. Please clarify the intent of the size restrictions. Ideally, I'd like to see the size restriction eliminated or otherwise specify the mechanism to seek modifications.

Section 17.40.110 – Child Day Care Facilities (Article 4, page 13)

1. Paragraph B.2.c requires a sign plan demonstrating compliance with Chapter 17.37 (Signs), but the correct chapter citation should be 17.36. As a general comment, please double-check all chapter citations to be sure they correspond with the intended section.

Section 17.40.170 –Lodging Facilities (Article 4, page 28)

1. Paragraph C.4 (General Standards) requires either a 50-foot or a 200-foot setback to adjoining uses for outdoor use areas. This standard should be reviewed on a case-by-case basis. As an example, Serrano Associates owns a narrow commercial parcel along Saratoga Road adjacent to Highway 50 and Finders Way. The site is adjacent to a residential area, separated by an 18-foot +/- sound wall. If the 50-foot or 200-foot setback standard is intended for noise attenuation purposes, the sound wall is an existing mitigating factor and the setbacks seem to serve no purpose. Additionally, other design features can be implemented to mitigate noise issues for outdoor areas, for example glass panels around a pool area. The County has limited lands available for commercial use, and should maximize its ability to draw tenants and retailers to the County to increase sales tax and transient occupancy revenues.

2. Paragraph C.5 indicates that one, non-internally illuminated sign is allowed for lodging facilities. However, the Sign Matrix on page 105 of Article 3 says that two (2) internal or external illuminated signs are allowed in a CC zone, in which Lodging Facilities are a permitted use. Please clarify.

3. Paragraph C.7 says that lodging facilities shall provide off-street parking at a ratio of one space per guest room (among other things). However, the Schedule of Off-street Vehicle Parking Requirements on page 87 of Article 3 indicates that a Hotel/Motel must provide 1.2 spaces per guest room. Please clarify.

Section 17.40.250 – Public Utility Infrastructure (Article 4, page 43)

1. The glossary defines public utility infrastructure to include sewer and waterlines 12 inches or greater in diameter, sewer and water lift stations, etc. Paragraph B (Permitted by Right) indicates that the infrastructure is permitted by right under certain conditions, including conformance to setback standards of the zone. For instances where "cross-country" transmission lines need to run through an OS zone (as an example) and cannot conform to setback lines or roadway alignments, is the intent of this section to restrict the construction of cross-country lines altogether or is there another mechanism to allow such infrastructure?

Section 17.40.300 – Secondary Dwellings (Article 4, pages 57 and 58)

1. Under Paragraph C.1 (Maximum Floor Area), I support the Optional Review analysis to increase the maximum square footage for secondary detached units to 1,600 sf (versus 1,200 sf) to accommodate an increasing demand for multi-generational housing.

2. Paragraph C.3.b (Detached Units) prohibits a secondary dwelling on a lot that already has a guest house. There are many large lots throughout the County that can accommodate a primary residence, a guest house (for a home occupation), and a secondary dwelling (for in-laws quarters). If the maximum lot coverage isn't exceeded, what is the concern with these three uses existing on the same lot?

Section 17.40.330 – Temporary Real Estate Sales Offices (Article 4, page 61)

1. Paragraph B.6 (General Standards) requires site restoration within 30 days of specified time limits. Is 30 days enough time to process a building permit to convert a sales office back to garage space and restore site landscaping and/or hardscape improvements during the rainy season? Sixty days (60) might be more reasonable.

Section 17.40.380 – Vehicle Maintenance, Repair and Storage Accessory to a Residential Use (Article 4 page 66)

1. Under Paragraph B.4 (General Standards), I suggest adding the underlined text (or similar): "Vehicle storage shall be confined to on-site garage(s) and their paved access driveway(s), provided the minimum off-site parking requirements for the zone district are met, and shall not be allowed in any setback area other than the front setback on a paved access driveway." The intent of the added language is to prohibit the extended storage of vehicles if it impedes the ability to provide required guest parking.

Section 17.52.040 – Development Plan Permit (Article 5, pages 17 and 18)

1. Paragraph 2.F.2 (Concurrent Applications) indicates that a Development Plan Permit is extended with a tentative map as specified in Subdivision Map Act Section 66452.6 (the recording of phased final maps and obligation to fund off-site improvements). The PD permit should also be extended with tentative maps pursuant to SMA Sections 66452.21, 66452.22, and 66452.23 (automatic time extensions authorized by the legislature), including any future extensions.

2. Paragraph 2.G.2 (Phased Development Plans) requires an approved Development Plan to include a clear statement of the timing of each phase of development. In good market conditions, it may be possible to fully pre-lease the space and estimate the timing. However, in distressed markets it's impossible to predict market demand and timing. I suggest deleting this standard.

Section 17.52.070 – Variance (Article 5, page 23)

1. Paragraph B (Applicability) says that a variance may be granted to modify development standards in Article 2. What is the mechanism to modify standards in Articles 3 or 4? (For example, adding a small retaining wall within a CVA that doesn't impede sight distance (17.30.050 B.4 or B.5), modifying landscape standards for buffer areas to achieve a design intent or theme (17.33.060.B), constructing a guest house larger than 600 sf (17.40.030.E), reducing setbacks for outdoor areas at lodging facilities to reflect existing or proposed site conditions (17.40.170.C.4), etc.)

Section 17.54.060 – Time limits, Extensions and Permit Expiration (Article 5, page 29)

1. Paragraph E.1.b (Permit Expiration) says that permits authorized by said Chapter expire automatically under certain conditions, including cessation of the use for any reason for more than 1 year. If an approved Development Plan authorizes an anchor site for use as a grocery store that once was occupied by a tenant but remains vacant for more than 1 year (due to distressed market conditions), is that grounds for expiration of the Development Permit?

Section 17.58.050 – Form of (Development) Agreement (Article 5, page 36)

1. Paragraph A.6 indicates Development Agreements are to have a maximum term of 20 years. I think this is fine for moderately-sized projects, but for large specific plan areas with thousands of potential dwelling units, 30 years may be a more realistic time frame (as we're seeing with the build out of Serrano). Please add a 30-year term for large-scale projects.

Section 17.80.020 – Definitions (Article 8, page 32)

1. Please add the underlined text (or similar) to the definition of Undevelopable Land: "….(2) Wetlands that meet the Army Corps of Engineers definition of jurisdictional wetlands and not authorized for fill by the Corps…." Jurisdictional wetlands can become developable if the appropriate federal and state permits are obtained.

Once again, thank you for the opportunity to comment. If you have any questions or need additional information, please feel free to contact me at 916/939-4060 or ahoward@parkerdevco.com.

Best Regards,

SERRANO ASSOCIATES, LLC

Andrea Howard
Principal Planner

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Comments for Zoning

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:40 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

---------- Forwarded message ----------
From: **Valerie Zentner** <valeriez@edcfb.com>
Date: Thu, Jul 19, 2012 at 7:17 PM
Subject: Comments for Zoning
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: Chris Flores <chris.flores@edcgov.us>

Shawna,

Here are the remainder of our comments for Articles 3, 4, 5, 6, 7 and the appendices. They will be officially submitted to you via cover letter tomorrow in a consolidated form. Let me know if you have questions.

Valerie

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5 attachments

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El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 7 – Fees & Appendices

1. **Comment:** Appendices A and B that address Landscaping and Lighting are design standards that could be moved to a separate document and out of the zoning code.

Action Requested: Recommend that these Appendices be moved to a design manual.

2. **Comment:** The Landscaping Form and requirement is impractical for agricultural commercial in rural areas. Soil samples are typically used to analyze for the cropping needs, but to require another soil sample, a sign of from experts, seems unnecessary in a rural setting. There is no consideration of the water source, whether it is well or purveyor water.

Action Requested: Request this requirement be deleted from agricultural commercial enterprises in rural areas.

El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 6 – Zoning Ordinance Administration

1. **Comment:** Section 17.68.010 Post- Disaster Rebuilding streamlining of reconstruction permits requires the Board to declare a "local emergency" exists.

Action Requested: Insert a provision that allows the Board to declare an "individual calamity or catastrophe" as a qualifying disaster under this policy so as to allow streamlined permits for businesses destroyed by fire, flood, or other disaster.

2. **Comment:** 17.61.030 states the General Provisions for Non-Conforming Uses. In 17.40.260.L, Ranch Marketing, there is a section that addresses "Non-Conforming Uses for Ranch Marketing. It will require individual businesses to justify their historic "uses" and document it via an Administrative Permit. The process is cumbersome and will affect a lot of small businesses.

Action Requested: Request consideration of an easier process for "grandfathering in" these existing uses in the county.

El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 5 – Permit Planning Procedures

1. **Comment:** Section 17.50.030, Review Authority, does not include the Agricultural Commission, a reviewing and recommending body.

Action Requested: Request that Agricultural Commission be added to Table 17.50.030.A.

2. **Comment:** Section 17.50.040 should be re-numbered .050. It encourages decisions "based on standards". We support moving to an objective, standards based approach to permitting uses in the county.

3. **Comment:** Section 17.52.020, Conditional & Minor Use Permits are discussed. It is recommended that a Minor Use Permit should be used if the "project is not likely to result in controversy". The permit application form for a minor use should not be increased due to the potential of controversy or public interest that might require a public hearing. The use should determine the appropriate application level, not the possibility of controversy.

Action Requested: Delete subparagraph 17.52.020.2.c in its entirety.

4. **Comment:** 17.54.070, revision to an approved permit, allows Director approval of minor modifications. It seems that the minor modification potential is so limited that this would rarely be used. The section goes on to say in 17.54.070.D. that the "review authority may modify or impose new conditions to the permit revision as it deems reasonable and necessary . . .". This ability to re-open the conditions of approval on a use permit causes people to avoid amending them . . . and that does not encourage businesses to expand or to be forthcoming.

Requested Action: Request this language be changed to state "the review authority may impose new conditions to the permit only to the extent of the revision . . . " so as to preclude a new set of requirements being imposed on items not being revised by the request.

5. **Comment:** 17.54.090.4.d states that a use permit can be revoked "when use or structure ceased to exist or has been suspended for at least 12 months." This means that when there is a change of ownership, someone thinks they have bought a business model, it could well go beyond the 12 months and they would lose those rights. I'm concerned about succession of our rural businesses, slow sales, and a down economy.

Action Requested: Request a provision be added to allow an extension of time on a change of ownership, to give the new owner a reasonable time to re-start the business. Recommend a period of at least one year be allowed to vigorously pursue the business.

El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 4 – Specific Use Regulations

1. **Comment:** In general, the terms "permitted" and "allowed" are used interchangeably throughout the document. When the term "permit" is used, it would be helpful to have the type of permit identified, i.e., "planning permit". If a use is being allowed, request the term "allowed" be used.

Action Requested: Request a consistency review within the "use" sections of the zoning code to minimize confusion when using the term "permit".

2. **Comment:** Clarify the agricultural structure exemption and add it to the "accessory use" section.

Action Requested: 17.40.030.C should be revised to add "Agricultural buildings that do not require a building permit under Article 15.16.060 and small sheds or other storage structures that do not require a building permit shall be exempt from . . .."

3. **Comment:** The Williamson Act preserve county code restricts residential development of second dwellings to the same parcel as the primary home (17.40.050.C.3). There is no restriction in state law to require this. When a Williamson Act contract delineates a boundary that encompasses more than one parcel, could building on a separate parcel be allowed?

The reason for the request is if someone in a Williamson Act Contact wants to add a secondary home for a family member, involved in the operation, but it makes more sense to put the dwelling on one of the other parcels within the contract, they would have to rescind and re-enter into two new contracts in order to add the second home. This is costly, time-consuming, and unnecessary and would have minimal impact.

Action Requested: Request review of the requirement to co-locate the secondary dwelling on the same parcel as the primary dwelling.

4. **Comment:** Does the Williamson Act second dwelling unit restriction (see comment 3 above) preclude development of an additional agricultural employee housing unit on site? Section 17.40.120.D, Agricultural Employee Housing, does not address this.

Action Requested: Request review of the requirements for agricultural employee housing as it relates to an additional dwelling on Williamson Act contracted land.

5. **Comment:** Agricultural Support Services, Section 17.40.070.C, provides a method for review and approval of *all* support services that requires a hearing by the Agricultural Commission each time and the use of a *Conditional Use Permit*.

This is inconsistent with ROI #182-2011, Policy 2.2.5.10, which stated "consider deleting requirement for special use permit for Ag Support Services, incorporate standards and

permitted uses into Zoning Ordinance". It further conflicts with ROI #183-2011, Item 2, which instructs "Increase potential uses to provide additional agricultural support. . ."

Action Requested: At a minimum, request the glossary terms that define this type of use be included in the Agricultural Zone matrix, Table 17.21.020 and that a range of permitting process be analyzed for each of the agricultural zones based on potential impact levels. The Agricultural Commissioner should have administrative permit review for minor impacts and referral to the Agricultural Commission could occur on larger impact uses to ensure the findings can be made.

6. **Comment:** Animal Raising and Keeping (17.40.080) is a new section of the proposed zoning code. In the current code animal raising and keeping is allowed in agricultural zones as well as residential zones of one or more acres. The proposed language applies to residential and agriculturally zoned land uses, but it seems to be mostly geared to residential concerns. It would seem that agriculturally zoned lands that may raise animals should be addressed separately from residential concerns.

In the current zoning code there is no reference to animal slaughter until addressing commercial slaughter within agricultural zones which requires a permit. The language actually incorporated into this zoning section reflects a staff interpretation relating to slaughtering of livestock in residential districts. It has been expanded to also address animal keeping in residential zones. This has not, until now, received the benefit of public input.

Currently there are agricultural operations that occur on larger residentially zoned parcels that are in the Rural Regions (RE-5 and RE-10s). Further, we have concerns that being overly restrictive on residential animal raising will preclude the FFA and 4-H projects that are necessary for our agricultural students. Animal slaughter should be addressed separately.

The definition of domestic farm animals in the glossary needs to be reviewed and corrected to address farm vs. domestic pet animals.

Action Requested: Request 17.30.080.C and D be deleted and deferred until this matter can be fully examined. We would support the Board developing Interim Guidelines until such time as the Animal Raising and Keeping Ordinance can be completed.

7. **Comment:** In Home Occupations, 17.40.160, the treatment of allowed uses assumes that all occupations will be accomplished "within the home" and are not outdoor uses. The purpose statement, however, states they should be compatible with "surrounding residential and agricultural uses".

The standards should be reviewed for areas that preclude outdoor activities or storage of equipment in a rural setting. The standard in 17.40.160.C.8 allows that heavy commercial vehicles may be stored on site on lots five acres or larger "providing they are not visible from a right-of-way or road easement except when in use".

Action Requested: Request the standard delete the language requiring equipment to be invisible "except when in use" for all Agricultural and Resource Zones.

8. **Comment:** Prohibited Home Occupations include in 17.40.160.F.1 "Motor vehicle and other vehicle repair or maintenance, F.2 storage of motor vehicles, F.9 repair shops, F.12 welding and machining and F.14 any other use determined . . . not incidental to or compatible with residential activities." This is impractical for agricultural uses.

Action Requested: We support consideration of many items contained in the optional analysis. Many of the foregoing prohibited home occupations could very well be Agricultural Support Services that could serve the agricultural community well. Request this item be analyzed in conjunction with comment 5 above for agricultural uses.

9. **Comment:** Lodging facilities in Agricultural Districts and adjacent to agriculturally zoned lands require the review and compatibility review of the Agricultural Commission. When the code was first drafted, this section addressed Bed & Breakfasts and Lodges/Inns. Now this code has been expanded to include Agricultural Homestays and Dude Ranches, which may not require the development of new structures.

Therefore, it may be that in developing the standards for the new uses, the Agricultural Commissioner could perform the compatibility review for those lodging facilities that require an agricultural nexus and that are permitted in the matrix. This language needs to be revised to be consistent with the review language contained in the Agricultural Homestays section of the code (see comment 10 below).

Action Requested: Request that 17.40.170.C.1 be revised to say "must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority or reviewed by the Agricultural Commissioner when the use occurs on agriculturally zoned lands."

10. **Comment:** In the Agricultural Homestays description of the agricultural site criteria to be applied, we prefer the language used in the Agricultural and Timber Resource Lodging section (17.40.170.E) and request the language be made consistent.

Action Requested: Request to remove and replace the language in 17.40.170.D.1 to read as follows: "The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural or grazing use as set forth under the minimum criteria for a Williamson Act Contract, whether the property is under contract or not."

11. **Comment:** The Health Resort and Retreat Center is considered an "expanded home occupation in those zones allowing residential uses". These types of businesses can be compatible with agricultural businesses and we currently have that now. Recommend that, like lodging, the health spa have the opportunity, like other lodging facilities, to demonstrate to the Agricultural Commission that a proposed project would be compatible with surrounding agricultural uses.

Action Requested: Add language that provides a review process if a project is proposed adjacent to or on agricultural lands such as: "must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority".

12. **Comment:** Mixed Use Development contains development standards that may be difficult to achieve in Rural Centers, which have a limited footprint for commercial zoning.

For example, 17.40.180.D.6 states standards for Parking and Loading and Landscape Buffers that may be impractical or infeasible to achieve.

Action Requested: Review the development standards for parking and landscaping to analyze what is achievable in Rural Centers and revise accordingly..

13. **Comment:** Outdoor Recreational Facilities can be compatible in agricultural and rural zones. The setback standards need to be evaluated against the minimum acreages to see if they are practical and achievable.

14. **Comment:** 17.40.240, Produce Sales address sale of produce grown on site. The regulations require setbacks, an encroachment permit, and parking area that must meet dust mitigation measures . . . for a home produce stand.

Action Requested: Explore what minimal permitting should be required for a 200 square foot operation of this type. Revise accordingly.

15. **Comment:** Value-added Agricultural Products are regulated at all levels, and this should be clearly stated for anyone entering this business segment.

Action Requested: Change 17.40.240.D to read "Products shall comply with all local, federal, and state laws and regulations" to make it more correct.

16. **Comment:** The Ranch Marketing Ordinance continues to evolve and the industry has participated in the committee over many years, resulting in the document in the draft. We continue to look for ways to increase the "season" for local agriculturists to market their products and "by-products", resulting in no need for the "concurrency" regulation. The current draft added uses for Christmas Tree lots that didn't previously exist.

We support expanding these direct marketing opportunities to other industries not yet addressed. We identified a couple of areas that should be reviewed and incorporated into the ordinance at the next juncture. We are requesting those areas be "reserved" in the adopted ordinance *(see request a below)*

We appreciate the addition of the ranch marketing uses on grazing lands that is included in the draft. However, including in the "Optional Analysis" is inconsistent with the Board's direction in ROI #183-2011, Item #13, that states "Expand potential uses in the agricultural . . . zones to provide for opportunities for . . .allowing ranch marketing on grazing land". Although a range of uses within this context will be studied for environmental analysis, we believed the direction was already clear to pursue this matter *(see request b below).*

In recent discussions, the minimum cropping acreage has been looked at, especially in light of emerging trends that allow intensively farmed, small parcels to compete in local markets. The industry supports the concept that the "agriculture comes first, and then the accessory uses". But the minimum standards for direct farm marketing are ripe for review.

The non-conforming use section of this regulation is fashioned after the Winery Ordinance process that followed its adoption in 2009. The thought was to find an efficient and inexpensive way to document current activities and "grandfather" them in.

This is a cumbersome method, however, and with dozens of operators it is a challenge. If there is an easier way to accomplish this goal, we would applaud that. *(see request c below)*.

Actions Requested: a) Request a "reserved" section be identified for 1) Ranch Marketing Provisions for Small Livestock Operations; and, 2) Ranch Marketing Provisions for Horticultural Operations.

b) Request the Ranch Marketing on Grazing Lands be incorporated into the adopted ordinance and direct the environmental review of a range of activities within this type of use.

c) Request a review and analysis of the non-conforming use section to simplify in order to grandfather in existing business activities.

17. **Comment:** The county Right to Farm Ordinance continues to tie the agricultural protections to agriculturally zoned lands. Whereas the state regulation applies the right to farm protections to agricultural operations and encourages notification to all new owners of adjacent properties.

Action Requested: Request addition to the definition of Agricultural Land "and TPZ (Timberland Production Zone) or lands within an Agricultural District or parcels with an Agricultural Land General Plan Land Use Designation". This will bring the ordinance into consistence with state law and may provide clearer notice to adjacent landowners.

18. **Comment:** In 17.40.320, Storage Facilities, need to allow agricultural zones to store equipment and materials.

Action Requested: Request the following changes in 17.40.320.D, sentence two: "In the Industrial – Platted Land, Agricultural Zones, Timber Production (TPZ) zones, storage yards are limited to storage that is accessory to a permitted use . . ."

The last sentence of this paragraph states "Storage yards shall be fully screened from view from public areas such as roads . . . " and is addressed in D.3. This language is inappropriate for agricultural uses and should be deleted for agricultural zones.

19. **Comment:** The content of the winery ordinance is essentially unchanged from its adoption except that 1) the non-conforming uses clause has been appropriately deleted and 2) wine caves have been added to the development standards. The matrix has been modified to reflect the new zone designations.

Action Requested: A review of the permit matrix should be undertaken after the opt-in process and zoning map are completed to ensure against inconsistencies.

El Dorado County Farm Bureau
Comments to Board of Supervisors & Planning Commission

Zoning Ordinance Workshops – July 2012

Article 3 – Site Planning and Project Design Standards

1. **Comment:** The purpose section states that the development standards apply to all zones "in order to provide uniform development throughout the county . . . . to encourage aesthetically pleasing development . . . for the residents and commercial interests of the County." That means that some commercial accessory uses on agricultural lands will be held to the same or similar standards as commercial lands in a Community Region.

Actions Requested: 1) Recommend that the majority of "Design Standards" be moved to the "Land Development Manual" or other such guiding document; and,

2) look at standards in relation to the rural setting of the agricultural use. The standards need to be reasonable and achievable.

2. **Comment:** The minimum lot size exceptions section refers to old zoning nomenclature for agricultural lands.

Action Requested: 17.30.020.D. delete the words "and in the AE and AP zones".

3. **Comment:** The Special Setbacks for Ag and Timber Resource Protection does not include FR, Forest Resource, zoning. If FR is an agricultural zone, shouldn't there be setbacks?

Action Requested: 17.30.030.E should be revised to insert "FR" after AG.

4. **Comment:** 17.30.030.E language is inconsistent with ROI #182-2011 where the recommended language for General Plan Policy 8.1.3.2 added a paragraph to state "Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures"

Action Requested: Request E.1.b. be changed to read as follows: "Adjoining agricultural zone is located outside of a General Plan designated Agricultural District, where: (1) Lot with proposed incompatible use is 10 acres or larger: 200 feet; (2) Lot with proposed incompatible use is less than 10 acres: administrative relief of the setback is available; and (3) Lot located within a Community Region or Rural Center: 50 feet.

5. **Comment:** 17.30.030.H.4, Exceptions to setbacks, does not include the agricultural riparian setbacks specified in General Plan Policy 7.3.3.4.

Requested Action: Request addition of item 4.d. "Horticultural and grazing activities on agriculturally zoned lands that utilize "best management practices (BMPs)" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors."

6. **Comment:** 17.30.050.G states that barbed wire is allowed in fencing for "being used for animal husbandry and/or grazing operations." Fencing is a common use to protect crops from predation as well.

Action Requested: Add to the end of paragraph 1 "or fencing to protect cropland from predation"

7. **Comment:** Commercial uses on agricultural land are exempt from landscaping standards except where a permanent parking lot is located adjacent to a public road (17.33.060.A.1). A permanent paved parking lot is also subject to the shade requirements (17.33.060.C). It is impractical to impose these requirements on agricultural lands in rural regions.

In the case where compliance with this design standard would encroach on permanent cropping or equipment turnaround areas, this could pose a significant burden on the agriculturist. Due to our topography reduced usable area on smaller parcels, it could impact meeting minimum crop requirements that qualify for the allowed accessory uses. The cropping areas and natural, open space values provide adequate "landscaping" in these areas.

Action Requested: Request commercial uses on agricultural lands be exempt from these landscaping requirements.

8. **Comment:** Requiring landscaping and parking standards in Rural Centers is impractical and, in some cases, infeasible. There is such a small amount of commercial zoning available in the Rural Centers and this would increase the footprint of a project that could render many of the lots unusable with these additional landscape buffers.

Action Requested: Request the commercial uses in Rural Centers be exempt from these landscaping requirements.

9. **Comment:** 17.36.120.A states that off site signs . . . may be established by Conditional Use Permit. The Winery Ordinance states in 17.40.400.G.3.a that off site signs may be added using an Administrative Permit.

Action Requested: Insert as new paragraph A. "Small off site directional signs for Wineries may be approved by Administrative Permit as specified in 17.40.400.G.3.a." Renumber the subsequent subparagraphs accordingly.

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Request for Farm Bureau zoning map correction

1 message

Valerie Zentner <valeriez@edcfb.com> Thu, Jul 26, 2012 at 2:04 PM
To: Shawna Purvines <shawna.purvines@edcgov.us>
Cc: TGPA-ZOU@edcgov.us, The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>

Following is our request for a zoning map correction for the Farm Bureau office parcel to bring it into consistency with the General Plan Land Use. Please let me know if you have any questions or need anything further.

Valerie Zentner

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Email scanned by PC Tools - No viruses or spyware found.
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http://www.pctools.com/
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Farm Bureau request - zoning map correction 7-12.pdf
33K

180147

EL DORADO COUNTY
FARM BUREAU

2460 Headington Road
Placerville, CA 95667-5216
Phone: 530.622.7773
Fax: 530.622.7839
Email: info@edcfb.com

July 26, 2012

County of El Dorado
Development Services Department
Planning Services
2850 Fairlane Court
Placerville, CA 95667

Attention: Shawna Purvines, Senior Planner

Subject: Zoning Map correction

Reference: Parcel Number 327-130-66

Dear Shawna,

The El Dorado County Farm Bureau office is located at the reference parcel. The General Plan Land Use is "Commercial" and our historic zoning is "Residential, Single-Family One Acre (R1A)". We request that the County bring our parcel zoning into consistency with the General Plan Land Use during the Zoning Ordinance update process.

The County is recommending the zoning designation be changed to Community Commercial (CC). We agree that this is a compatible zone for our area and includes the uses of our office. We request the Zoning Ordinance update include this mapping correction to the zoning map.

We appreciate the opportunity to participate in this process. The point of contact for our organization for all future correspondence is the undersigned. For telephone inquiries, please contact our Executive Director, Valerie Zentner, at (530) 622-7773.

Sincerely,

James E. Davies
President

cc: El Dorado County Board of Supervisors

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fwd: Request for revisions to Home Occupation Definition

1 message

Shawna Purvines <shawna.purvines@edcgov.us> Fri, Jul 20, 2012 at 12:36 PM
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

——— Forwarded message ———
From: **Kimberly Kerr** <kimberly.kerr@edcgov.us>
Date: Thu, Jul 19, 2012 at 7:09 AM
Subject: Re: Request for revisions to Home Occupation Definition
To: Kimberly Beal <kimberlyabeal@gmail.com>
Cc: shawna.purvines@edcgov.us, Michael Ranalli <MRanalli@aol.com>, Laurel Brent-Bumb <chamber@eldoradocounty.org>

Thanks Kim.

Kim Kerr
Assistant Chief Administrative Officer
Interim Department of Transportation Director

Contact Chief Administrative Office/Risk
County of El Dorado
Chief Administrative Office
330 Fair Lane
Placerville, CA 95667
(530) 621-7695

Contact DOT Director:
County of El Dorado
Transportation Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7533

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On Wed, Jul 18, 2012 at 11:06 PM, Kimberly Beal <kimberlyabeal@gmail.com> wrote:

> On behalf of the EDAC Regulatory Reform Home Occupation Committee, we wish to revise the definition for Home Occupation, identified in Title 17 – Zoning Ordinance, Article 8 – Glossary. The proposed revisions are identified below in red text.
>
> **Home Occupation.** (Use Type) Any business operated out of a residential dwelling or accessory structure by a resident of the premises, or operated outdoors by the resident of the premises, and that is incidental and subordinate (strike the prior 2 words) to the residential use of the property, such as work performed exclusively by telephone, mail, or over the internet; home offices; small scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors. (See Section 17.40.160: Home Occupations).
>
> Thank you.
>
> Kimberly Beal
>
> Beal & Associates
>
> 3450 Palmer Drive, Suite 4-303
>
> Cameron Park, CA 95682
>
> 530-677-8999 x 2 office

180148

530-674-8999 x 2 office

530-558-5504 cell

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kimberlyabeal@gmail.com

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Thank you.

–

Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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Thank you.

Transcript of the ORAL public comments only, at the: 160123

EDC LAND USE PUBLIC MEETING / Planning Commission

held at 2850 Fairlane Court, Placerville, CA

June 28, 2012

DAVE PRATT/CHAIR (PRATT): "The Public Comment Portion is open:"

SUE TAYLOR: I have kind of tried to research a lot of this and I have not been happy with the process because I am really nervous of the direction that its going and who is leading this process. I feel the purpose is being misrepresented, the public needs to understand that currently our general plan is compliant with state law. I asked Kim [Kerr] this last night and she stated yes, that its currently in compliance. The discussion with the public it is only in regards to process. Its not like we are going out and explaining things to people, its just a process of the CEQA analysis and what their rights and how that works, and the public should be aware that these comments, from the history that I followed, these comments are really insignificant. They get put in a binder, they are only going to be important if somebody decides to sue this process, and those comment need to relate to something that can be used in a lawsuit against where we are going with this General Plan. I dug up from the library, this is the implementation of the general plan that we already adopted, and it talks about how in the past, you know we have had public process craft the general plan that we have now, it started in 1990, when citizen workshops and community meetings helped develop the vision and goals for the future growth in El Dorado County and lead to the option of general plan in 1996. Since then politically motivated lawsuits and back room deals have undermined the will of the public and costs local tax payers millions of dollars. Without a general plan lawsuits will continue to cost the taxpayers millions of dollars, jeopardize water rights, federal highway funds could be lost to other counties, small property owners may be denied permits, and growth and development would be determined by politics rather than planning. In enacting a general plan will take the planning process out of the back room, codified limits on building and protect our natural resources. The EDC plan will establish limits on development and costly and politically motivated lawsuits, enact a voted adopted measure Y limits, enable our county to take full advantage of state and federal funding programs and protect the rights of small property owners and homeowners. This was in the last implementation of our last general plan. And I keep hearing that we are doing it all over again. This is the resolution to adopt the plan, it talked about how we took all these plans that the public spent hundreds and thousands of dollars on, and incorporated the earlier plans from 1975, 1985, and it included all of the meetings, and all of the comments, I think they had over 300 comments from the public that was incorporated into the last general plan, and by adopting that last plan it supported a robust economical development in the county by designating significant land for job producing and revenue producing, residence and commercial, recreation, tourist and resource development economy by limiting those intensive uses to no more than 12% of the county's total land area. All remaining lands are designated for rural residential, resource related uses, including outdoor recreation, agriculture and timber operations. We are protecting those resources that are most important to our economy in that last general plan. It best support for local economy by designating the greatest amount of land for development, and responds best to the small land owners, business owners, and the agriculturalist, by recognizing the reliance on prior policies and planning efforts in making decisions regarding their use, and acquisitions of property in the county best protects

economic viability of agricultural land uses. This resolution will be very interesting to read because there are so many wonderful things in it that we adopted when we adopted our current general plan. With that current general plan there was this packet of overriding circumstances. Even with the wonderful general plan that we have already adopted, it had around 40 or more unmitigatedable consequences to our environment. Instead of dealing with those impacts they voted to say that the economic benefit overrode the environmental issues/effects to our county. This was the last general plan and its almost like we forgot all this work that we did, we completely … we are changing six elements out of the nine that we adopted with the general plant. The public was pretty much enticed into voting for the plan that we have now and then it got implement, and think that is what frustration was, was that those things in there, we talk about cattle ranch and being able to use their lands for some type of lodging and its all in our current general plan, we just need to implement some of those things. What we are doing is basically throwing out our current zoning , the whole bucket and bringing in a whole new set of zoning laws. We are adding 160 pages to our zoning codes. It's going to be so complicated. I am a building designer, the more simpler you have, the public has the ability to make decision. This is going to be so convoluted, so complicated, we are not going to be able to do anything without going to the board of supervisors to ask for direction. The other thing that is missing over and over they need to follow state laws. Many of these laws that have been developed in the state, they are guidelines, that we don't have to adopt, its up to a county individually if they are going to adopt any of these guidelines. This is why I think developers are looking at streamline CEQA so that they don't have to go through the long process when they have infield project that the states moving by right gave developers the ability to do those without going through so much in the CEQA analysis, they are going to streamline some of those polices, but those policies have yet to be adopted by the state, they are in the final scoping EIR for the streamlining process which started, I think it was the 27th of this month. It's not just having 20 units per acre on each parcel that kicks in the streamlining, you also have to do be in an urban area on a site that was previously developed or mainly surrounded by urban uses. The project must be consisted with land uses specified in the area in a sustainable community strategy, which I think we are implementing in our new plan. Or, alternate planning strategy, or if the community does not have such a strategy, the project must meet minimum density requirements and the project must meet statewide performance standards included in the proposed guidelines, which is a whole other set of things.

The project must include renewable energy components, and be within half a mile of a transit station and consisted with station planning provisions they have to be within 500 feet of a high volume Roadway. I think that's maybe why the City is reclassifying some of their roadways. If you are less that 75000 sq feet, the traffic has to be at least 75% of the regions average level that was created at that project, If it is greater than 75000 sq ft is has to reduce total vehicle miles traveled.

This is a 226 the CEQA Streamlining guidelines for the in field projects. We are trying to adopt this new plan to try to comply with some of those laws, but the new laws have not been completely adopted, so I think we need to be careful of, you know I just oppose that… I don't like the way that the government is conforming us to the way that they want us to live in the future, and I think it happens today . . . yeah, I'm completely stressed and worried about our Constitution and the laws or the way… anyway that is something else. I'm concerned that we are moving towards a government, we are aligning ourselves with how the government wants us to live, and I always thought that EDC was more independent than that. I would just like to retain some of that and I think we are ok with the general plan that we have I

think that we need to do a no project and stop spending our money on it and fix some of these zoning codes and implement some of these things that you want to help people to create more jobs.

PRATT: Anyone else in the public wishing to speak? Come on down.

KIM SHAW: Thank you to Sue for doing the research and homework. I'm a little nervous. I am also pretty disheartened, which is evidenced this morning. I wasn't here in 2004, I didn't live in the county until 2005, so I poke my nose into all this and it is a little overwhelming there is a lot of information. We don't have to read 400 pages or 600 pages all you have to do is to look at the introduction and it is pretty frightening, and I am pretty sure, I can speak with certainty, but I am sure that most people did not move to EDC to look love close to their next door neighbor. They did not move to EDC so they can take public transportation to and from work, and this is why I feel that our association with the Sacramento area governments has gotten its foot in the door here and the longer we stay associated with them the more detrimental it is, I love this county and I would like to see it preserved .

KATHLEEN NEWELL: this one caught my eye on May 15 an item was added to the agenda at the BOS meeting that made animal slaughtering not permitted on properties R1, R1A, R2A, R3A, R3-5 R3-10, its been brought in got my attention that that interpretation that was made a few years ago, I've been here since 1967 we have been killing animals, so we just need hopefully need to take a look and make it so that animal slaughter is allowed, small farms, FFA, 4H people that raise rabbits and stuff. I'm not talking about having a whole farm, just rabbits and chickens and a little bit of livestock. Roger Trout said that somewhere in the last few years it was ruled on, I think you guys might have done it, 17.40.080 Animal Raising and Keeping, and it says that it is not permitted.

I'm wondering, I think that an interpretation was made in 2008 from something that happened in Cameron Park?

Also I think that in these tough economic times, that some people might be going back to a more sustainable on their own. The other thing is that I am not a fan of the high density the 30 dwelling per acre that is going to be allowed in some community regions, is a concern of mine so I would like to see that number not reach that. And definitely put a cap on it, if we do decide on it, because I hear there is a possibility that it could be left open and it could even be more than 30 units per acre. Because of the sustainable policy that this state has for high density.

I know Brunello wants to do a lot with a little, which means it all toes into community regions, my final thing is that the AG Opt-Ins, I have friends who have the ability to AG Opt-in and how the donut hole might be an issue for people who may be surrounded by others in the area that are AG Opt-Ins and decide to stay residential and then you've got that one person who is not going to have that intention and will be the donut hole. So I think that is a situation that would be unfair to those people with that kind of land that want to Opt-In, but they can't because they are the donut hole.

JOHN MCCORMACK: (Cool) I think you are creating the donut hole. I live in an AG area and it's been that forever, and now your rule and now we have to Opt-in to become agricultural and a lot of the people I live near live in the bay area and they are not going to Opt-in because they are not going to take the time to understand it. But now I am going to be the donut hole, because I am going to be the donut hole, because I will be the only one who will Opt-in but I'm not going to be able to do it because in has

to be Opted in. I live in cool. There are a lot of people who just won't turn the paper work in and turn it to rural, they don't care either way, they live in the bay area or wherever, so basically I won't be able to stay agricultural because they don't turn in a paper. If you are going to switch it, why don't they turn in the paper, and make them Opt-in the opposite way.

I have 20 acres, but there are 300's and 1200's , there is all kinds of huge acreage, but whether or not they turn in the paperwork, we don't have a clue of what we are doing, the reason I am here is because I want to have a clue as to what I am doing, but they all work. Everybody is working to switch us, without us opting in, which is wrong in my opinion. If you want to switch, it should be Opt-in to switch compared to get back to where you were.

I have been exclusive AG forever and now we are going to rural, that's a huge change that we should have to Opt-in to be able to keep what we had. Now I have to try to convince all my neighbors to become AG in a sense so I am not pigeonholed and that is not the direction we should be heading.

PATTY CHELSETH: (Shingle Springs) There's like this whole shift in the general plan and its idea, and we should, I believe, looking at is creating more ability for AG type for people to be able to live local and create their own sustainability on their land. Even if its small acreage, it takes two acres to feed 70 families, they do it at the Rudolph Steiner College all the time, they have a two acre plot of gardens and it is farmed well and environmentally well. We need to be looking at creating a plan with that in mind, not this urbanizing along the highways and the more you stack and pack and urbanize people, the less sustainable that really is. People need to be able to have this area, they need to be allowed to make money to supplement their income even if they only have one acre, they need to be allowed to sell their extra goods. There is rule in there that have an orchard if you are under three acres. I asked Roger Trout what is an orchard, and he said it is not an orchard unless you are selling the goods. That means its an orchard if they are selling the extra, then they become a commercial thing. So if you have three acres of some sort of trees that happen to grow fruit, and its more than you need you should be allowed even in residential zoning, to sell that extra goods in a farmers market. The way it is written, and I will get it to you.

It's under the definitions of an orchard, and then it says if you are on less than 3 acres you can't have one. So look under the definition of an orchard, and if I need to I will go ahead and email to you. I read the new general plan twice and that was what appalled me, we should be looking at encouraging people to grow their own food not make the acreage so small you can't do anything with it.

PRATT: ANYONE ELSE?

JAN MACKANY: There is a lot of problems I have with it, I only made it to page 23 reading it, and under item 13 Measure HOG referring to amending the zoning ordinance and provide more flexibility and developing standards as incentives for affordable housing development, one of them is reduction in pavement thickness, when it can be demonstrated that geotechnical conditions can permit a lesser thickness, I have a paved driveway and when I first moved in there, we did notice that it was thinner than the street and it was probably at the time it was done, it would have been ruled that conditions would permit lesser thickness. That was before the gophers and the carpenter ants moved in. Those ants managed to drill up the pavement this thick, and I am not joking, and also the gophers can do great job of totally undermining that pavement. Again I have this problem with it sinking, and so my concern

when I first saw that was, are we really making it an incentive for the more affordable housing, or are we really making it an incentive for the developer because once the developer is out of the picture then it is either county tax payers who have to foot the bill for constantly repaving and correcting or for when somebody axel breaks because they get stuck in a stuck hole. Or if its like in a homeowners situation trying to get homeowners to pay for improving their roads and those who need the more affordable housing, would be the least likely to have the money to pay for the constant pavement resurfacing. So I just wanted to bring that up.

JAN MACKANY: ok, the area I'm taking about, where I actually saw the gophers actually permanently damaged it, were less than an inch think, but the one the ants came through was an inch and a half to two inches.

PRATT: Thank you. Anyone else? We're not going anywhere, feel free to come up , we've allocated all day. Come on up.

KATHLEEN NEWELL: Since the county didn't any somebody to talk to you guys, did you get letters from them or something from other departments? You know how you asked if there were any county agencies that wanted to …?

PRATT: Not even county agencies, I was thinking that were would hear from Caltrans …?

KATHLEEN NEWELL: Yeah, so any letters from any of those people?

PAULA FRANTZ, EDC COUNSEL (PF): Yes, Caltrans did send a letter, is that on line yet, I don't know if that's up yet. Is that up yet . . . no, ok, no not yet.

PRATT: Anyone else? Ok, I guess we will close the Public Comment today. Actually, you know what, maybe we will take a ten minute break and come back and then we'll bring it back and have some final discussion. Ok, we will reconvene at 10:30.

RECONVENED/TAPE BACK ON:

PRATT: Ok, we are recording, we are reconvening the Planning Commission and public comments are still an option for those who have not spoken, or anybody who have spoken and wants to say something else, specific is better.

PATTY CHELSETH: I have the chapter and verse. It's on page 35, and its 17.24.020, and if you have less than three acres, an orchard or vineyard is not allowed, and my question is, why is it even in there? Why is permission having to be granted.

Its under the proposed zoning, and the definition of a fruit or an orchard, is fruits, or grapes, or nut trees for the purpose of sale, commercial sale, but any sale they consider commercial, so you might as well say for selling.

PRATT: Yes, you may not be able to do ranch marketing on site, but …..

PATTY: It doesn't say that.

PATTY CHELSETH: So if you have less than three acres you are not allowed to have an orchard or a vineyard.

PF: commercial orchard.

PATTY CHELSETH: Well then they need to say that out exactly not just for commercial sales, because any sale they consider commercial and you should be allowed to sell your excess. That is how you help supplement your income.

Its just a matter of looking at that and clarifying that because there are degrees, and it could be interpreted right now that you cant even grow the trees really, the way it is written. So it needs to be written differently.

PRATT: ok, anybody else.

SUE TAYLOR: that brought up a point, can we put stuff in there that right now you can't take a product off your land and work it in your kitchen and sell it. You have to go through it's an environmental health issue, I guess.

We I'd like to see more things in here that would help with smaller industry, I see a lot of benefits for larger corporations and developments, but I think it would be nice to have something to protect small mom and pop type stuff, like they don't have so much restriction on some of the things that make us more independent.

PATTY CHELSETH: this is something that I spoke yesterday at the senate hearings for AB1616, assembly, putting a little bit of a sticking point in the senate because of the indirect sales aspect, and at the same time what they said there, which I loved to hear, was we have no jurisdiction over direct sales. They said the state only has jurisdiction over indirect sales, where you take your goods and put it in a restaurant for sale, or in a store for sale, or your bake goods for the coffee shop, which is what they are trying to have that be allowed, which they should allow it because if its labeled, but they said they don't have jurisdiction over direct sales, and that is where the (?____) ordinance may have strong possibility.

PRATT: Anyone else, ok we will close the public forum.

(After the PC had 30 minutes of discussion on "Opt-In," they asked for more input):

PRATT: Do you guys have anything that you wanted to ask or make sure you added in? Come on down.

KATHYE RUSSELL: When you talked about the implementation plan for all the changes, in my mind the mapping is doing that because they are addressing a new map what rules to imply, that can be kind of go across the zone no matter where the land lies, and so you have to set up rules for that, and as simple as an implementation program should be, or we'd all like it to be, every parcel is an exception.

The other comment I have is I am going through the zoning ordinance trying to beat the clock to get it done, but the one thing I asked district to look at, my concern is that there are so many conditional use permits required, its one thing, people talk about developers, we looked at it from a landowners perspective, and I'm processing a couple with landowners right now and I tell you, they don't understand the process, they are shocked by the cost of what it cost to get through the CUP, so my

preference is that we get as many standards set up ahead of time and, I mean if you go through the tables, there are so many CUP's that its frightening to me.

Well, as I've gone through them and said maybe one thing doesn't make sense, and I think slaughter house is one. I look at it on rural lands, which we coin the phrase working landscapes, its one think to talk about slaughtering your chickens, but if the county were interested in having a USDA approved slaughtering facility, where are we going to put it.

I almost shouldn't use it because it's a real headliner, when you use slaughterhouse, the example is, its a real visual, is it appropriate on five acres wherever its at, probably not, is it appropriate on a 100 acres, you have to look at it differently, so as I'm going through it I'm wondering if we can have some acreage minimum along with the general plan, land uses, and zoning that makes some of the things appropriate.

I'm hoping as we look at the uses and rural land being rezoned, that we look at those zones that might be appropriate that might be for county income and for people to grow businesses and kind of AG/rural businesses are appropriate on the rural lands, which is a lot of property in the county. Thank you.

MAN: (JOHN MCCORMACK?): I just wanted to mention that the survey is as skewed as the Opt-in option is a little bit, it's both skewed in the form of changing instead of skewed in the form of staying the way it is. If you are surveying it should be: send in the option of change in the form of changing instead of stay with the land that you have. If you are surveying, it should be send in an option a change that you want to go rural instead that you want to stay with the land you have. So I think you might want to switch the way you are surveying or offering the Opt-In. If you could, if not you are going to get a certain percentage of people who are not living and not able to do it. So you are not getting an accurate Opt-in on your survey.

ART MARINACCIO: Shingle springs, a couple things I want to make sure I mention today, is that one of the items being proposed in the general plan that has an environmental aspect to it that's problematic, is the proposed expansion of the AG district in Pleasant Valley all the way across the Consumes River and up Camp Creek, and even at the AG commission meeting the question was "what are you doing to help Mira Flores" well we are going to create this great big AG district so that Mira Flores doesn't have a problem with being adjacent to residential zoned land. Ignoring the fact that that is an completely inaccurate way to deal with the fact that Mira Flores was built in a residential neighborhood, the fact is that they . . . I want to get back to the environmental that has to be addressed, is that the size of that AG district, at most, the best you can say about it, is that most of the land isn't AG so that its not going to affect anything, but if it were an AG district it is taking up a major lands that are identified in our current general plan as important for migratory deer herds. One of the checklist of things that is important in our general plan is looking at how are we looking at those migratory herds and to look at lands as potentially vineyard land that would have to be deer fenced in the middle and the deer herd is going to have to be addressed and I think eventually when that is looked at its going to make a lot of that problematic, but be that as it may, I just wanted to mention it.

To the extent that those lands are identified in our current general plan mapping as critical to the Grizzly Flat deer herd, I think that is something that should be mentioned in there, and a mapping issue, and one of the items that the BOS specifically voted to be requested to be one of the process was 2614, was a provision put in the general plan because the freeway interchanges were a little in the too tough file in

1994,and that we need to look at that over the next two years. It never really rose to a level of discussion, what we have in our mapping is pretty much what we had before. But where it relates to the mapping is, and I will use the example of the 52 acres that "Angelo" has in El Dorado Hills that somehow miraculously got a commercial general plan designation plan on it, and your commission voted to convert it to commercial PD with the idea that, 'well we don't have to worry about it because is going to be a PD and we are going to get a chance to look at all of those uses,' for that piece, and the piece at Shingle Springs drive that quite honestly should never have been commercial in the first place, which also, had "well we will make it commercial but its going to be PD," there is a real chance that that PD is not going to reflected in this mapping.

The PD is an overlay that isn't necessarily showing up. We haven't seen where the PD is going to apply and where it isn't.

My point was not that you had PD's on everything but that in fact those where the Planning Commission or the Board has specifically directed they be PD's because they were concerned, that they don't get lost in this process. And Shingle Springs Dr is the other example, I really get back to 2614 because this is a policy that we have not gotten around to of looking at all of those freeway interchanges, and saying, ok, what really should be at these interchanges, and the commercial PD at Shingle Springs Dr, that was applied there at least 30 years ago, and although its been before the BOS, I believe three times that I've been there for commercial projects, that have all been denied, at some point the county is going to have to look at the interchanges, and that really wasn't easily done in the scope of this because you look at every one of these interchanges, and they've got Philip Alley what's gong to happen, you've got Bass Lake, you've go the specific plan, maybe that's going to be at a later date, but I want to make sure that those PD's aren't lost. Thank you.

KIM SHAW : my comment pertains to the Opt-in process. If I am currently on the 20 acre parcel zoned RA, and you have a neighbor on your right, and on your left, why are the only options given to Opt-Ins to be AG, otherwise to be rural. Why isn't there any option to stay residential?

TAPE 2, side B, continued with:

KIM SHAW: ……. As an option for you as a landowner to be able to build, you'd have to go through a conditional use process to build a home. On the letter that we received we only got to go Rural Lands, and can you build.

It just seems to me that when I dug a little deeper in the zoning codes, there were a lot of stipulations and restrictions being placed on building.

SUE TAYLOR: I like this workshop where I can come back. Anyway, what I am hearing planning wants this neat package with designation lines where you have one type of industry and one here, the problem is if you were starting from scratch that might work, but we talking about we already have people on the ground trying to maneuver this perfect package, and I think this is the problem is, right now we are a checker board of mixed uses, and in my mine that works. I am more comfortable with the checker board, than I am with these land designations. Well when you are talking about AG land now inside of community regions which are not allowed, maybe we do need an AG piece in the middle of an urban area when this economy tanks and they take away all of our cars, that you can actually walk to a place in

your community that grows food. Right now our zoning has protected this and holding everything where it is, but once we unleash to this new plan and our current zoning is kind of completely converted, I think it will open a Pandora's box of issues.

Do we have to have the land designations? Could our county decide we don't want those overriding line designations? Do we legally by the state have to have those designations?

PF: responded.

SUE TAYLOR : Do you have do that with zoning? We didn't have AG district lines, community district lines?

PF: responded.

SUE TAYLOR: Ok, that answered my question. I was thinking more because of the district lines because we are mixed in some of those and that causes conflict. I have RA property and I grow stuff on it and have a house and I don't see that as a conflict. My mom has an orchard, and now that I hear this it might be illegal that she is giving food away to her neighborhood, and it seems like we are losing more of our ability to be productive.

PATTY CHELSETH: We have SA10 zoning at My Sister's Farm, we are in Shingle Springs, probably as the crow flies, about 2.5 miles from Hwy 50, I know SA 10 is going away, next to me is the Cielo Vineyard. I never got a letter that our zoning was changing, I just know through this stuff. I heard people were getting letters to Opt-In or Opt-out, what am I suppose to do. I will go look it up, thank you.

JAN MACKANY: Mine is personal also, I just realized in looking at the map as I am zoned RE, and with all this discussion, what is going to happen to my zoning?

PETER MAUER/Planner: responded

PRATT: Anyone else? Ok, then I close the workshop and adjourn the meeting.

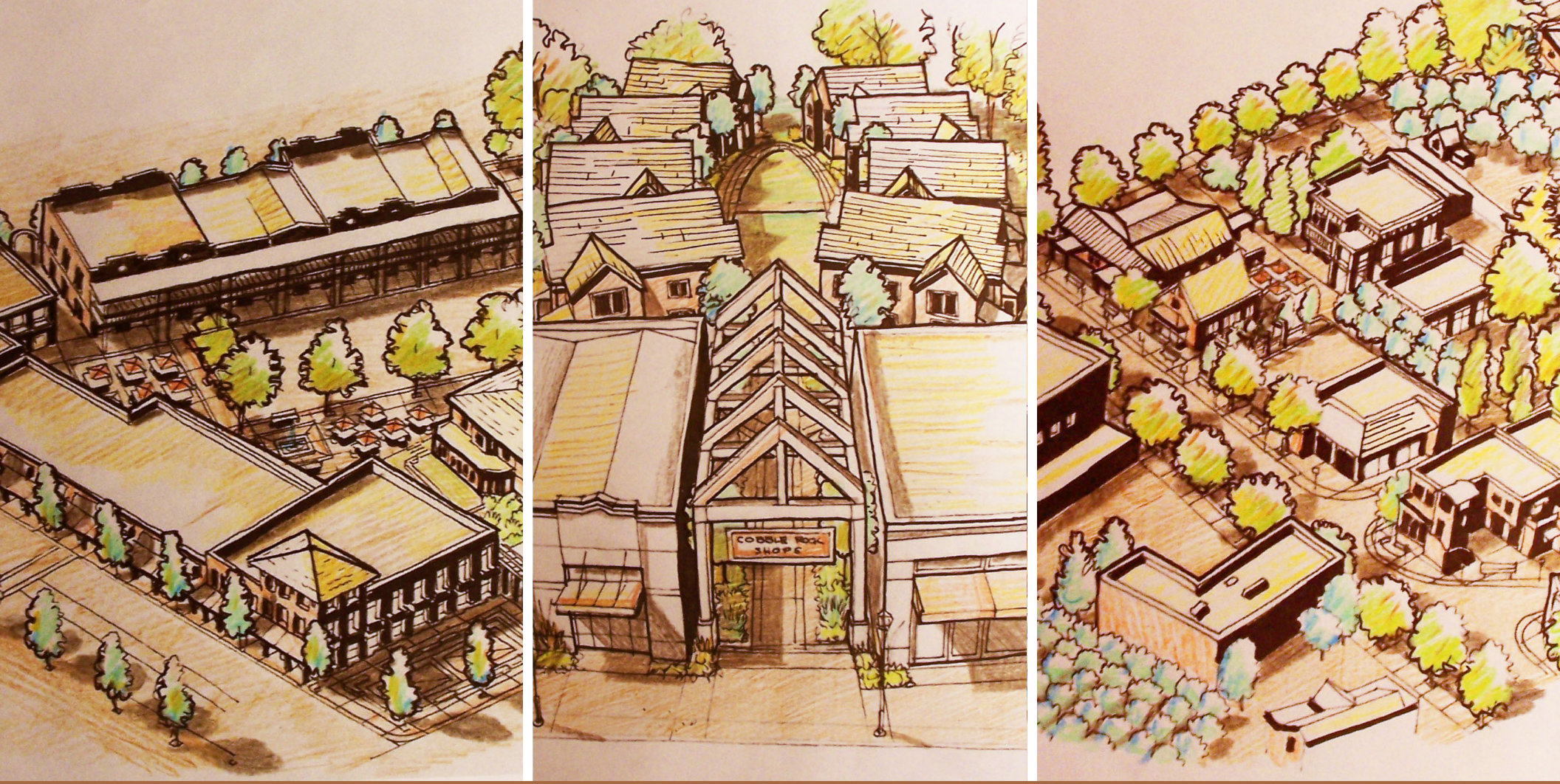
I declare this is a true and accurate transcription of the public comments on the audio tape of the June 28, 2012 Planning Commission meeting held at 2828 Fairlane Court, Placerville California. Transcribed this ___ day of July 2012.

_____

Joyce Russell

Appendix C

El Dorado County Mixed-Use Design Manual



El Dorado County Mixed-use Design Manual

Public Review Draft | March 19, 2014

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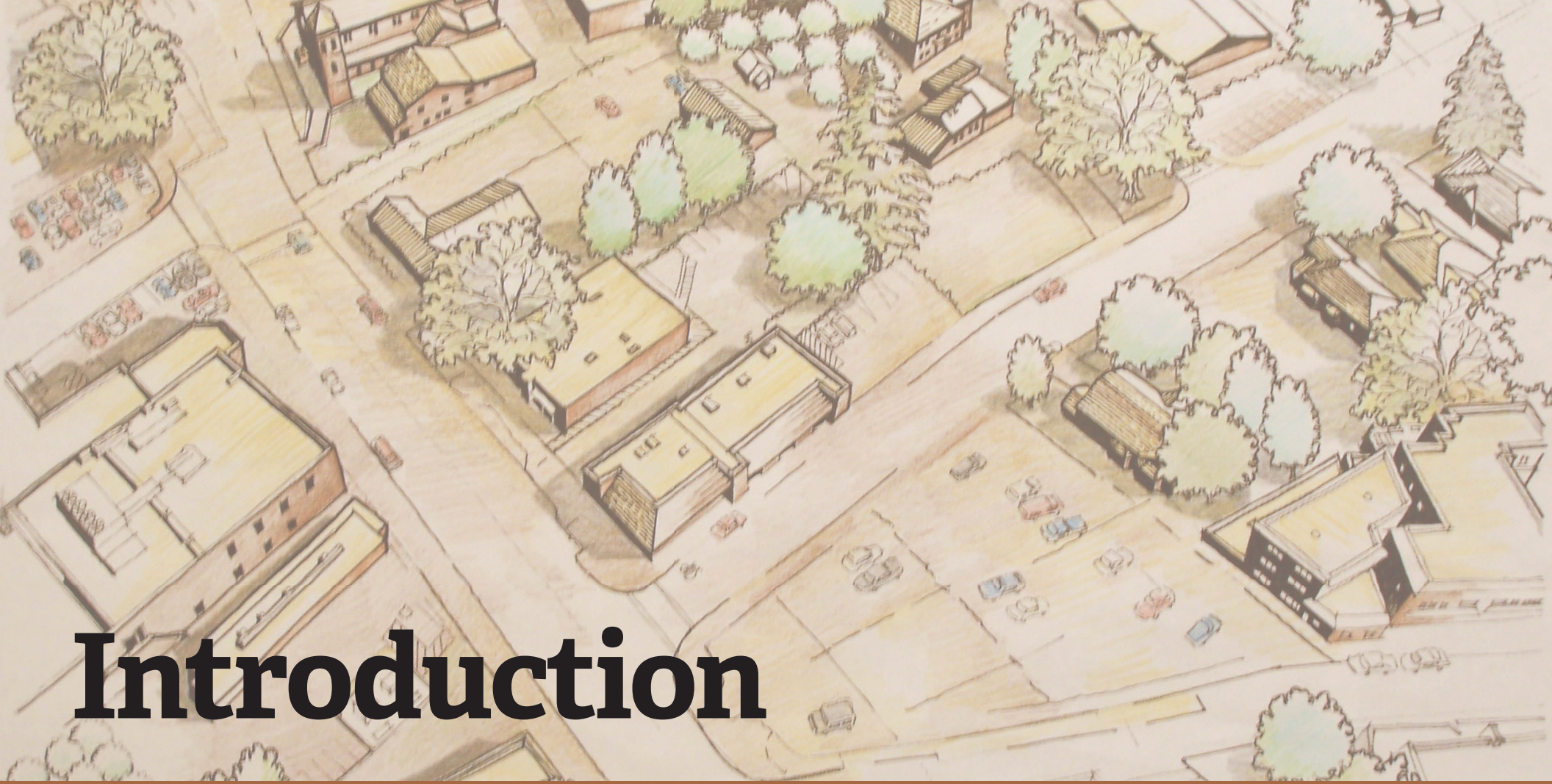


Introduction

Introduction

The best qualities of historic communities are those that provide connections between the elements meaningful to both the past and future. Those connections could be between people and a sense of community, between places and buildings, or between heritage and growth. The El Dorado County Mixed-use Design Guide describes the unique character and essential characteristics of mixed-use developments that citizens know and cherish. The Guide presents the County's vision for perpetuating those characteristics along with strategies applicable to revitalization and new development projects that achieve well designed mixed-use projects. As such, this Guide was developed on the expectation that new mixed-use development be harmonious with the unique and historic character and traditions of El Dorado County communities. Future mixed-use buildings planned, designed, and developed using this manual will reflect the good characteristics of the county's existing buildings and public realm.

Good design can help jump start economic and cultural revitalization while respecting historical foundations. Mixed-use development in El Dorado County's communities is a return to their original mixed-use roots. The present and historic characteristics of the communities are the foundation

for design guidelines that attempt to lay a path to the future. For example, current regulations and market conditions may encourage construction of new "suburban-style" buildings that would be significantly larger than historic structures, or require extensive site or parking infrastructure that would seem out of place in these historic communities.

The Mixed-use Design Guidelines are intended to provide clear and useful recommendations for the design, construction, review, and approval of mixed-use development in unincorporated El Dorado County. The benefits of mixed-use development include:

- **More housing options.** Mixed-use development can provide greater housing variety, both in location and cost. El Dorado County has many single-family homes, but that type of housing may not be ideal for singles, young people, and seniors.

- **Shorter trips.** Mixed-use development reduces the distance between housing, workplaces, shops, restaurants, and other destinations.

- **Stronger neighborhood character.** Mixed-use development can bring people together, help promote an identity for the area, and strengthen ties between residents, business owners, and visitors.

- **More cycling and walking.** When home, work, and shopping are all close by, it can be easier and more pleasant to walk or bike. Shifting trips to bicycling and walking reduces traffic and pollution.

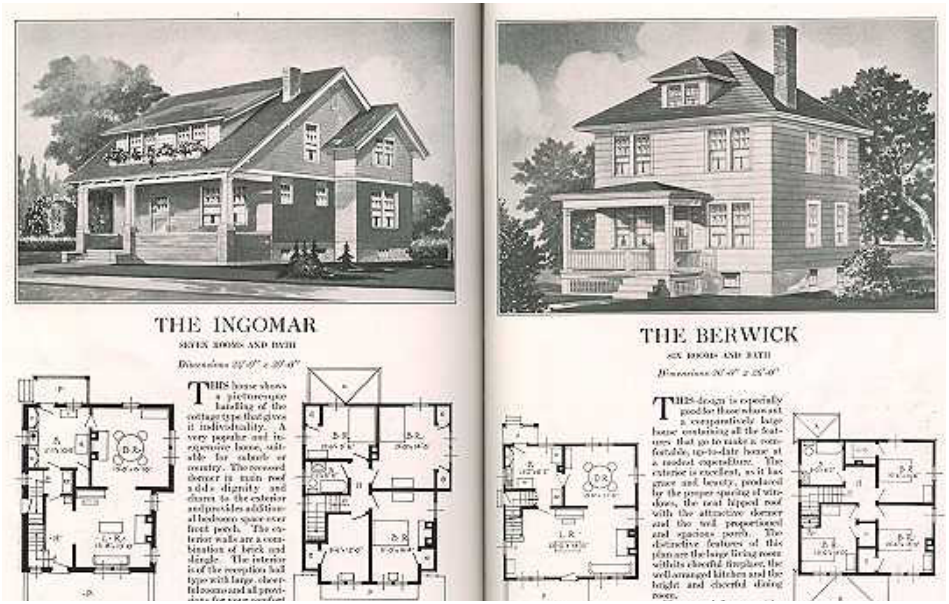
Mixed-use development can work well in small communities. Mixed-use development in small communities may be a single apartment over a store, or several cottages behind a small office building. Guidelines and design prototypes in this manual are specifically tailored to encourage mixed-use development for El Dorado County's historic small communities and other appropriate unincorporated areas. The Guide illustrates how to plan and design mixed-use development.

Purpose and Intended Use

Historical Context for the Design Guide

As communities developed throughout the western United States in the 19th and early 20th centuries, they evolved through a series of booms in which thousands of new buildings were constructed. Despite this rapid construction, buildings were carefully crafted and organized to meet specific needs with public amenities that invited people to interact. It was common for structures to have a variety of architectural styles with proportioned and ornamented facades. Windows, doors, roof forms, and porches all followed a complex, but complementary design principle. Similarly, there was a balance between individual expression of each building and harmony with which they work together to create a unified community form.

This seemingly coincidental outcome of early community development did not occur by chance. Architects, designers, and developers of the time used what are called pattern books or builders handbooks, to design and construct buildings. These pattern books contained the principles for design detail that presented clear direction of traditional styles and established the rules or structure in which each builder interpreted his or her own expression of a building. The result can be seen in the pre-World War II communities, which offers a balance of individual expression and inviting public spaces.



Following WWII there was a major expansion of communities and pattern books fell out of favor. Architects focused on modernist styles in place of traditional architecture, development regulations separated uses, and builders relied on mass production methods to design and build new neighborhoods and communities. Consequently, today's builders often operate without access to the conventions of early pattern books that historically enabled

individual buildings and a mix of uses to work together to create cohesive public spaces.

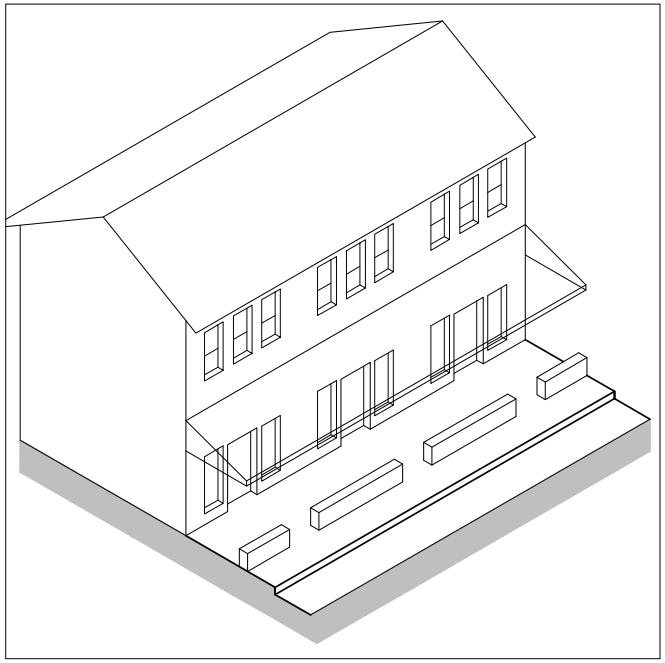
Newer zoning codes that are based on patterns long established in nearly every town in America incorporate a variety of commercial and residential types and uses into mixed-use zoning. A mix of uses reduces driving distances and makes it easier for people to walk or bike to their daily destinations because homes, workplaces, stores, schools, and services are closer together. Allowing mixed-use development to occur helps encourage residential growth in towns and reduces the likelihood of scattered businesses in rural areas that encourage more spread-out development and fragmented land. These guidelines are intended to use the pattern book tradition to help restore among builders, designers, and property owners a common understanding of mixed-use development that created the character and charm of El Dorado's communities.

Purpose

These guidelines provide the tools needed to design mixed-use buildings that enhance the historic character of El Dorado communities and create inviting public spaces. They also provide residents and decision-makers a sample of different types of mixed-use development through realistic sketches, or prototypes, of the finished results. The guidelines enable residents and decision-makers to see how new mixed-use development can fit within established communities.

The standards and guidelines contained in this manual are not intended to tell property owners or developers what they can't do. Rather, this document helps envision and provide direction on what they can do in regards to developing mixed-use projects. As such, this document is intended to be proactive, providing an organized set of standards and guidelines for building mixed-use projects that fit the historic context of El Dorado County communities and a set of mixed-use prototypes that spark the imagination and support the design concept for mixed-use development. The Mixed-use Design Guidelines should be viewed as a package of tools that give architects, designers, and builders the flexibility to create a range of mixed-use projects, while still maintaining the distinct characteristics of traditional El Dorado County communities.

The purpose of this manual is to provide guidance for future mixed-use development in El Dorado County. These guidelines are not binding in the same way as zoning ordinance standards, but they are meant to illustrate the County's expectation for successful mixed-use development. This guidebook provides a common sense approach to developing financially feasible, attractive mixed-use developments that are integrated with the character of El Dorado County.



Simple, clear graphics illustrate the standards and guidelines.

This guidebook is for anyone with an interest or stake in mixed-use development in El Dorado County. Real estate developers will find it a useful tool for designing a mixed-use project in the county. County planners will use the guidelines to evaluate the compatibility of proposed projects. Property owners can use this manual to decide if mixed-use development is the right fit for their parcels. Decision-makers will use the guidelines to review mixed-use projects. To make the guidelines and design prototypes accessible to everyone, they include illustrations and straightforward language.

To use this guidebook to the fullest, use the guidelines and standards to inform your mixed-use development project. The descriptions and diagrams in the guidelines should make the Zoning Ordinance standards clearer, allowing you to design and plan your project more efficiently. The design prototypes provide examples of how the guidelines can be applied in a successful, appropriate manner that enhances the project as well as the surrounding community.

The Introduction and Context sections of this Guide describe the setting for mixed-use development within El Dorado County. This is a starting point to become familiar with the county's communities and the design goals of each community. Prospective mixed-use developers and designers should familiarize themselves with the historic character of a community in which a development is being considered and the surrounding buildings that will interact with the new project.

Compliance with the guidelines is strictly voluntary. The guidelines are "performance-based," in that they describe the desired outcome of a particular design element, and offer alternative methods of meeting those requirements. For example, they do not dictate a design style. In some cases it may be possible to meet the basic design intent with means other than those described. The County will consider alternatives when the broader design objectives for the area can still be met.

El Dorado County staff, Planning Commission, and Board of Supervisors are responsible for the review and approval of each individual project within the unincorporated county. This guide helps to ensure that high quality designs are developed for mixed-use projects.

Guidelines for new construction (buildings, roads, and site development) should emphasize the context and guidelines for rehabilitations, additions, or modernizations and should focus on principles for maintaining historic structures as they exist. In a few communities change has been more substantial and greater flexibility in new construction is appropriate.

Rehabilitation could focus on removing obtrusive alterations, restoring damaged features, and re-purposing older buildings with new uses. The greatest departure from the historic character in some neighborhoods may be the loss of buildings because they are outdated and the cost to upgrade to modern codes doesn't make economic sense.

The guidelines in this book respond to this development atmosphere by modifying the zoning ordinance standards with guidelines that encourage buildings and sites that are appropriately scaled. For each guideline we ask these questions:

- Will the integrity of the community be preserved or enhanced if the guideline is followed?

- Will this guideline help the community meet its economic, cultural, and design goals? A guideline must register a "yes" to each in order to appear in this manual.

Community Context

El Dorado County's Zoning Ordinance has standards for all types of development in the unincorporated county. The standards have a broad reach, and include zoning district definitions, development standards, and allowed uses. The Zoning Ordinance allows mixed-use development in four commercial zoning districts and one residential zoning district:

- **Commercial Professional Office (CPO).** This zone is intended to regulate the development of land suitable for professional, administrative, and business offices, and offices mixed with low-to-high intensity residential uses. It is intended that the zone be used as a transition between residential areas and higher-intensity commercial uses.
- **Commercial, Limited (CL)**. This zone designates areas suitable for low-intensity retail and office uses oriented to serving the surrounding residential area while minimizing conflicts with the residential uses and outside traffic into the area. Mixed-use development compatible with surrounding uses would also be appropriate.
- **Commercial, Main Street (CM).** This zone allows a wide range of pedestrian-oriented retail, office, and service uses, and mixed-use development comprised of commercial and residential uses. Flexible development standards are applied to facilitate preservation of historic structures and to encourage new development compatible with the identity of each unique community.

- **Commercial, Community (CC).** This zone provides for the retail sales, office, and service needs of the residents living with in the surrounding community and accommodates the commercial and service needs of visitors to the county. Mixed-use development compatible with General Plan densities is appropriate in this zone.

- **Residential, Multi-unit (RM).** This zone identifies those lands which are most capable of supporting the highest density of development within the county. It is applied to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, and townhouses, while ensuring compatibility with surrounding lower-density residential neighborhoods.

The five zoning districts that allow mixed-use development are generally clustered in El Dorado County's communities of Camino, Diamond Springs, El Dorado, Georgetown, Pollock Pines, and Shingle Springs. There are also smaller pockets of mixed-use zoning districts in the county. These zoning districts make up a tiny fraction of all unincorporated land in El Dorado County, but cover some of the most populated areas and busiest business districts.

Mixed-use Context

El Dorado County's communities each have a unique character, and diversity exists within each community as well. In general, these different areas are distinguished by land use, building type, and influences from other regional elements. For example, the central blocks or main street in a town may be composed of traditional commercial storefront buildings, whereas residential areas may be characterized by single family homes or apartments. Architectural surveys helped develop descriptions of individual building styles and components and field surveys to define overall community character and relationships among historic resources. The goal is to describe the features that should be respected and incorporate these descriptions into the guidelines so that everyone can understand the context that will be protected, enhanced, or altered.

Most of El Dorado County's small towns were historically established by Sierra foothill pioneers seeking to tap the region's abundant opportunities in mining, forestry, agriculture, ranching, and railroad building. The rural villages that they formed combined commerce, civic, and residential uses into common buildings or in compact neighborhoods that are core attributes of a mixed-use community.

Today, vertical mixed use in El Dorado County's communities is rare, as single-story buildings are common. In two-story buildings different uses may occupy different floors, but they are typically part of the same establishment. For example, the Georgetown Hotel has hotel rooms above a pub. Some stores have their offices above the store itself. Typically, single-story horizontal mixed-use development is inexpensive, especially if land costs are low. This economic reality has shaped the existing built environment of these communities. In many of the communities, homes often sit next to or behind commercial buildings. While horizontal mixed-use development is less compact and somewhat less walkable than vertical-mixed use development, the small size of these communities ensures that residential uses are near commercial uses.

Community Character

The communities of El Dorado County share a common past that began with the discovery of gold in the Mother Lode region of California in 1848. The influx of wealth and population led to the formation of many new settlements. Directly or indirectly, all of the communities discussed below are a product of the gold rush. Despite the common beginnings, each community developed a unique identity. These divergent identities were in part a result of the different roles each community had in the gold rush. Their unique identities were further established by the nature of the surrounding land. Ranch land, forests, rivers, lakes, and mountains shaped these communities and imbued them with the character that is seen today.

Areas zoned for mixed-use development are primarily located in unincorporated smaller-population centers that are nestled among the rolling foothills and forested Sierras, and are outside the larger communities. These areas, primarily made up of villages and historic towns, have long histories in the county as agricultural, forestry, railroad, and Gold Rush mining centers. The current character of each area feels authentic, individualistic, and organic, rather than master-planned and of uniform character.

The region has grown to become a recreational playground, an emerging high-quality wine production and fruit-growing region, an affordable rural haven for active retirees, a desirable home base for flocks of commuters to regional job centers, and an authentic tourist destination due to the natural beauty and character of historic small towns. The mixed-use standards and guidelines in this manual are sensitive to all of the different users, uses, and historical contexts in today's El Dorado County.

Camino

In its early days Camino served as a stopping point on the Pony Express Route from Sacramento to St. Joseph, Missouri. Camino is located in the Apple Hill area, a community of 55 ranches that produce apples, wine, Christmas trees, and other products. Apple Hill is a tourist attraction, particularly in autumn. Carson Road forms the spine of Camino, a community that now stretches along Highway 50. The heart of Camino is along Carson Road between Larsen Drive and Cable Road. In this area residential density is relatively high, and Carson Road is lined with historic homes and small shops and restaurants.

Diamond Springs

Diamond Springs was founded in 1848 and named for its crystal clear springs. During the gold rush Diamond Springs was one of the richest spots in El Dorado County. Today, lumber, lime production, and agriculture continue to sustain its local economy. As of 2010 Diamond Springs has a population of 11,037 and has been growing rapidly in the past decade. Diamond Spring's main street is along Highway 49, and has historic structures similar to those found in El Dorado. Diamond Springs also has several large areas of undeveloped land near the commercial core that could be developed as mixed-use infill. There is new development in Downtown Diamond Springs along Fowler Lane. This development uses El Dorado County's historic buildings as inspiration for the architecture.

El Dorado

El Dorado, first known as "Mud Springs," was once an important camp on the old Carson Emigrant Trail. By 1850 it had become the center of a mining district and a crossroad for freight and stage lines. At the height of the gold rush, El Dorado was home to several thousand residents. Today, El Dorado's business district is clustered at the intersection of Highway 49 and Pleasant Valley Road. El Dorado's post office, El Dorado Grocery and Deli, Poor Red's Bar-B-Q, and Bennett Gallery and Awards buildings serve as excellent examples of the historic charm of El Dorado. Mixed-use developers could use them as inspiration for what works well. Several of these buildings have charming arcades along the front facade to welcome pedestrians.

Georgetown

Georgetown was founded in 1848 by George Phipps as Growlersburg, a name that referenced the gold that "growled" in miners pockets and pans. Boarding houses and hotels were built to house the miners that flocked to the mines near Georgetown. One, the American River Inn, is still in operation today. In modern times Georgetown serves as a jumping-off point for visitors taking advantage of all of the recreational opportunities nearby, from rafting to all-terrain vehicle trails. Tourists also come to see the gold-rush charm of Georgetown itself. Georgetown's business district is located along Wentworth Springs Road and Georgetown Road (Highway 193). Of all of the communities listed in this section, Georgetown has the best preserved historic downtown. It's structures also form a continuous streetwall along the northwestern side of Wentworth Springs Road. Simple arcades along most buildings help to unify the community's character.

Pollock Pines

Pollock Pines grew in importance during the gold rush years for its timber resources. Miners needed the wood to shore up mines and build new homes, and Pollock Pines mills met the demand. Timber has always been important to the Pollock Pines economy, but as early as the 1950s, the area began to cater to tourists attracted to the nearby forests, lakes, and streams. As the name suggests, much of the present-day character of Pollock Pines comes from the large pine trees along Lincoln Highway, the community's main street. Many of the commercial buildings are set behind one or more rows of evergreen trees. The businesses along Lincoln Highway are further apart than some of El Dorado County's other communities; the feeling in Pollock Pines is more rural than Georgetown or Diamond Springs.

Shingle Springs

Like many communities in El Dorado County, Shingle Springs began as a bustling California gold mining settlement. The first post office was established in 1853, the first general store in 1865, and the first railroad in 1866. The town boomed as a railroad terminus, but eventually the gold miners moved on. As they left, ranchers arrived to take advantage of the surrounding hills. Today, Shingle Springs is located near the Highway 50/South Shingle Road interchange. Shingle Springs does not have the same historic main street that some of the other communities in El Dorado County have. Instead, most of the commercial development is centered along the Durock Road/Mother Lode Drive corridor in auto-oriented retail buildings.

Other Unincorporated Areas

In addition to the communities described above, mixed-use development may also occur on isolated parcels throughout the county that are zoned to allow mixed use. The character of these areas varies greatly and any proposed mixed-use development would not have the same context as projects located in a community.

Characteristics of Mixed-use Areas

In addition to the characteristics described for each community, the following challenges and circumstances exist in one or more of the communities and/or areas zoned for mixed-use development:

Parcelization

Parcels are located on level or very shallow sloped ground; towns tend to be located in geographically desirable flat areas. In the topographic map below, Georgetown is on a flat valley surrounded by hills.

Utilities

Electric power/communication infrastructure (i.e., power poles/lines) is overhead and on main streets. Power lines and poles conflict with potential or existing second and third floor developments and obstruct the walkability of streets.

Road Network

There are mixed roadway types, ranging from narrow residential streets to two-lane primary or State highways. Roads are generally in good to fair condition, but are rural in character (i.e., limited shoulders, no sidewalks, or open swale gutters). Main streets tend to accommodate local and regional traffic that challenges "architecture in low-speed" (i.e., lower-speeds = more design detail and intimate experience, while higher-speeds = less design detail and are functional).

Community Design

Community architectural styles are varied and ad-hoc. Pre-1950s structures (left) tend to be more decorative and reflective of historic themes, while post-1950 structures tend to be more generic and uniformly suburban (right).

Community landscape character is without a consistent theme. Trees are sparse, canopy-shaded parking is limited, and decorative plantings and vegetative screening is inconsistent in application and design. Modern sidewalks and suburban-type infrastructure in newer developments contrast with established, more historic developments and areas. New construction has altered the "ad-hoc" vernacular character of existing areas. An example is the substantial new suburban-type development with curbs, gutters, and sidewalks in Diamond Springs that is inconsistent with the historic character of the community (bottom).

Assumptions for Mixed Use in El Dorado County

The remarkable history and current conditions of El Dorado's communities require a unique approach to mixed-use development. The type of large, vertical mixed-use project that would work in a city would not work in El Dorado County. The county's communities are small and there is no economic market for large vertical mixed-use projects. Such a project would also not fit the character of El Dorado County. Based on the character and context described previously, the design guidelines for mixed-use development in El Dorado County are based on the following key assumptions:

The historic character of El Dorado County's communities is a valuable asset. Few places in the United States have a history as exciting or iconic as the gold rush towns of El Dorado County. In many communities historic structures still remain and set the tone for their commercial districts. These historic resources should be preserved and enhanced by any mixed-use development.

El Dorado County's communities are rural and rustic. Many of the residents of these communities still make their living from the land, in logging, mining, ranching, or agriculture. A growing number of residents serve the retail and tourism needs of the area. Tourists are attracted to these communities in part because of their proximity to open space. A part of this rustic character comes through in the organization of the communities. They all have an ad-hoc character to them; these towns do not feel master planned. Future mixed-use development should not have an urban feel, but instead look to the rustic character of existing buildings for inspiration. Any developer of a large-scale project should organize the buildings in a way that does not clash with the historic organization of these communities.

El Dorado County's communities are small towns, not suburbs. These communities are independent, both historically and physically. Shingle Springs, El Dorado, and Diamond Springs are all standing in the path of increased suburban growth along Highway 50, and their individual identities are threatened. New mixed-use development should not feel like typical "suburban sprawl," but instead promote the unique character of the town.

Small businesses are an important part of the local economy. Small businesses form the heart of El Dorado County's economy and will continue to do so. New development that includes affordable commercial space for shops, restaurants, and small offices will be a better fit for communities than large corporate offices or manufacturing facilities. New small businesses could inject more life into main streets and help attract more visitors.

El Dorado's communities are cultural and recreational gateways. Many visitors use these communities as "jumping off" points to excursions in the nearby open space. New development should preserve as much open space as possible and take care to maintain views. If a new development is built near a historic or cultural site, the development should be respectful of the site and view it as an asset or amenity.

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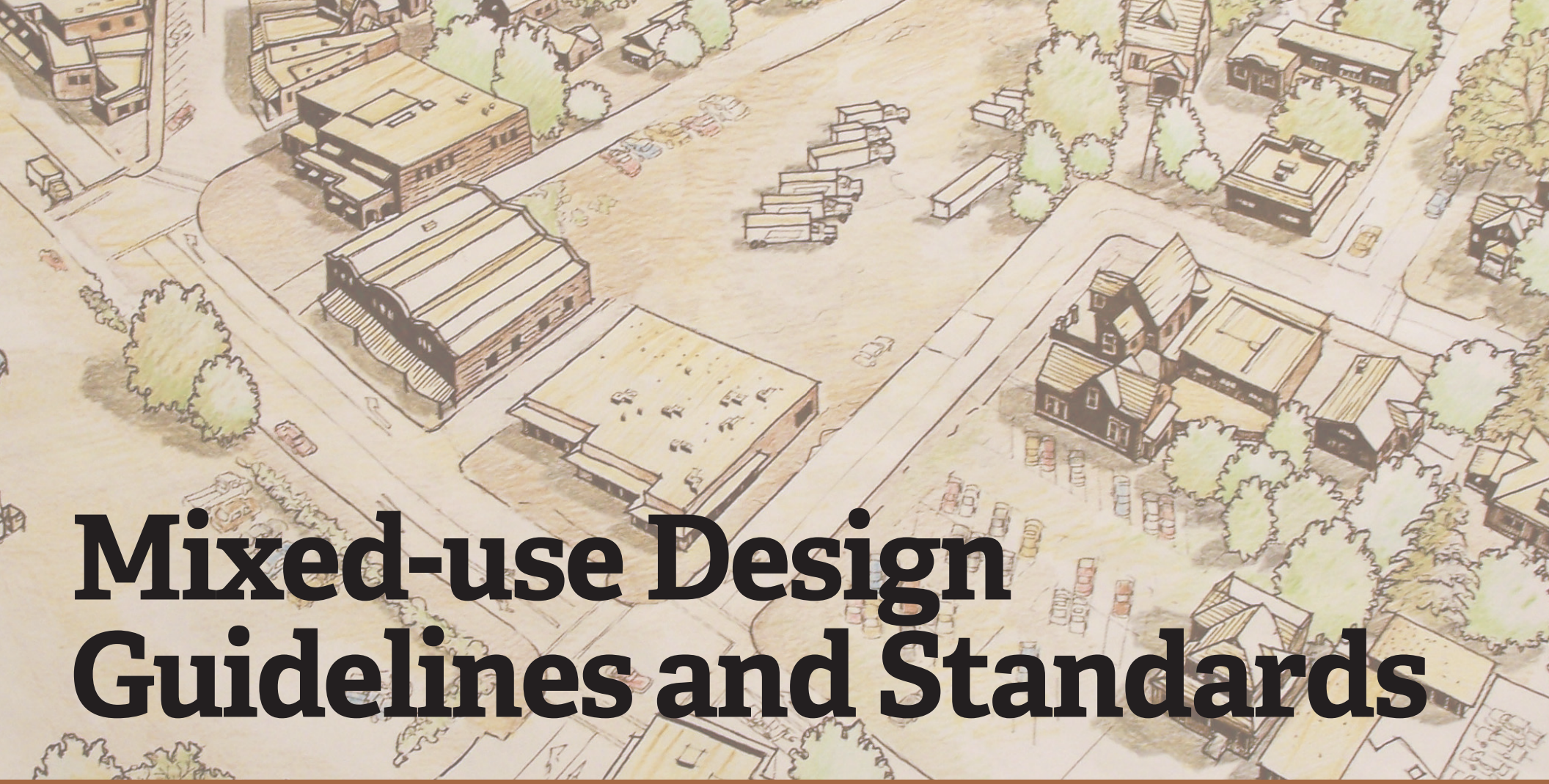


Mixed-use Design Guidelines and Standards

This section of the Mixed-Use Design Guide contains development standards and design guidelines, which can help property owners, designers, architects, and developers achieve the County's goals for mixed-use development. Communities are complex systems consisting of many different elements. The most appealing and remarkable communities are those in which harmony exists among these elements, such as the widths of sidewalks, the placement and height of buildings, the architectural character, and the landscape details. The following standards and guidelines illustrate the important relationships among the various elements that make up a mixed-use development project.

Organization

The guidelines in this manual are divided into four topic areas:

- **Project Dimensions.** Guidelines in this topic area focus on designing mixed-use projects with the right size and shape for the context.
- **Development.** Guidelines in this topic area focus on the site and elements within it, including site amenities, signage, paths, and parking.

- **Environment.** Guidelines in this topic area focus on three of the largest potential conflict points in mixed-use developments: light, noise, and odor.

- **Building Design.** Guidelines in this topic area focus on the design of the buildings, including windows, entrances, and facades.

Within each topic area, guidelines are broken up further into topics. Topics each have four sections:

1. **Context.** This section defines the topic in relation to mixed-use development and describes the current state of the topic in El Dorado County's communities. For example, the context section for "Entrances" describes the typical arrangement of entrances in existing buildings, and any historical precedents for entrances.

2. **Standards.** This section describes the standards found in the Zoning Ordinance.

3. **Guidelines.** The guidelines recommend ways to meet the standards in the Zoning Ordinance while preserving and enhancing the character of El Dorado County's communities.

4. **Diagrams and images.** Many of the topics feature diagrams and images that illustrate the guidelines.

Guidelines provide recommendation to create high-quality buildings and site plans that will result in attractive, pedestrian-friendly, and historically-sensitive mixed-use districts. The guidelines aim to be prescriptive enough to create a framework for design and respect the historic character of El Dorado County's communities, but flexible enough to allow for creativity in design and planning. The development standards in the Zoning Ordinance must be met, but guidelines are recommendations and are not required, just encouraged.

GENERAL

Mixed-use Definitions

Standards

H V L Mixed-use development shall be defined as any development that incorporates two or more different use categories on one parcel or in one structure. Valid use categories include: residential, retail, or office. Mixed-use development must include residential uses unless the uses are stacked in a vertical mixed-use configuration.

H Horizontal mixed-use development shall be defined as any development that incorporates two or more different use categories alongside one another, either in one mixed-use building, or as two or more separate buildings on one parcel.

V Vertical mixed-use development shall be defined as any development that incorporates two or more different use categories stacked in one multi-story mixed-use building.

L Large-scale mixed-use development shall be defined as any development that incorporates two or more different use categories on a parcel larger than two acres. Large-scale mixed-use development must include a residential component and/or a vertical mixed-use component.

Each standard and guideline has one or more letters in black boxes directly to its left. These letters indicate whether the standard or guideline is applicable for horizontal mixed-use development (H), vertical mixed-use development (V), or large-scale mixed-use development (L). If a letter appears next to a standard or guideline, that standard or guideline applies to that mixed-use project type.

H

*This **horizontal** mixed-use development features retail, offices, and residences spread across one parcel.*

V

*This **vertical** mixed-use building stacks offices above retail.*

L

***Large-scale mixed-use** developments in El Dorado County may consist of single-family homes with a town center, all surrounded by forests, hills, or agriculture. (Source: Middle Green Valley Specific Plan)*

Residential Density

Context

Single-family homes make up the vast majority of El Dorado County's housing stock. As a result, El Dorado County's communities have a low residential density. Some of the homes closer to commercial centers are closer together, but lot sizes can be one acre or more within one half mile of a commercial center.

Standards

H V L The maximum density for the residential use component shall be 20 dwelling units per acre in Community Regions and ten dwelling units per acre in Rural Centers or developments without a public sewer connection.

L Projects with a residential component shall be built at a minimum residential density of eight dwelling units per acre in Community Regions.

a. **Calculation:** Residential density should be measured as an average over the gross land area of only the residential portion of the planned site or assembly of parcels.

b. **Exemption:** When residential uses in a mixed-use project are all contained in vertical mixed-use buildings, the project should be exempt from this minimum residential density requirement and be considered as part of the maximum allowed FAR.

c. **Credit for Residential Density in Vertical Mixed-Use Buildings:** When a project contains land area devoted to residential uses in single-purpose buildings, any additional residential dwelling units contained in vertical mixed-use buildings within the Mixed-Use project may be credited toward meeting this minimum residential density standard.

8 DWELLING UNITS PER ACRE

20 DWELLING UNITS PER ACRE

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

PROJECT DIMENSIONS

Maximum Building Height

Context

Most of the buildings in El Dorado County's communities are one or two stories tall. Single-use buildings are common, particularly single-family homes and one-story retail and office buildings. In the historic commercial areas, it is common to see two-story buildings with residential uses or offices above retail uses.

Standards

H V L The maximum allowed building height for mixed-use buildings shall be 50 feet. (*Section 17.22.030*)

H V L Chimneys; church spires; elevator, mechanical and stair housings; flag poles; towers; vents; and other similar structures which are not used for human activity may be up to 20 percent higher than the allowable maximum height in all zones where the excess height is not prohibited by Section 17.27.020 (Airport Safety Combining Zone). The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity. No such structure shall be employed for any commercial or advertising use unless specifically allowed by the applicable zone, except that antennas and associated equipment may be located within such structures. (*Section 17.30.040*)

Guidelines

H V L Do not exceed 125 percent of the average height of buildings located on the same and facing block faces.

H V L When a planned mixed-use building is wider than the buildings nearby, vary the building height in a manner that reflects historic lot widths.

H V L Provide a sensitive transition between land uses of different intensities by limiting building height to 40 feet within 100 feet of a single-story home.

Spires, chimneys, and other projections can exceed the maximum building height by up to 20 percent.

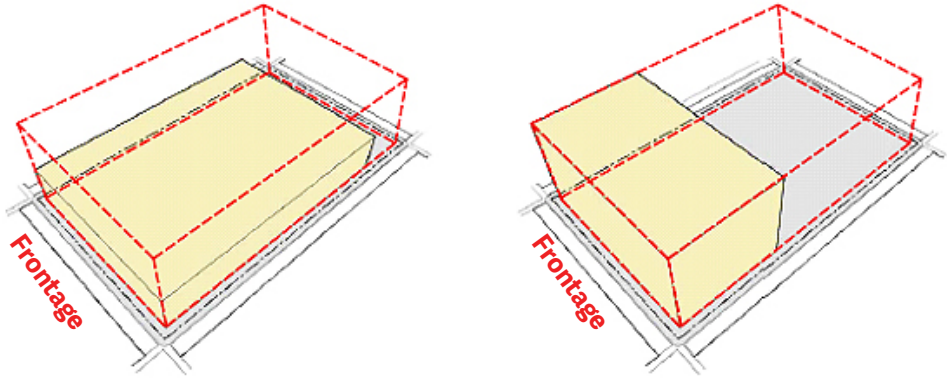
The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Floor Area Ratio

Context

The communities of El Dorado County have a range of Floor Area Ratios (FAR). Floor area ratio (FAR) is the ratio of the gross building square footage on a lot to the net square footage of the lot[1]. The FAR defines the maximum allowable gross building area on a given lot. The historic mining-era districts have a relatively high FAR due to the smaller lot sizes and building coverage. For example, along Main Street in Georgetown, these historic, one-story structures can result in FARs around 0.8. In newer development or older structures further away from the historic cores, it is not uncommon for FARs to be 0.2 or less.



A floor area ratio of 0.85 can result in two different building forms on the same lot. The building on the left lot covers 85 percent of the lot with a one-story building, while the two-story building on the right lot covers 42.5 percent of the lot.

Standards

H **V** **L** The FAR of mixed-use districts is as follows:

	CPO	CL	CM	CC	RM
Floor Area Ratio	0.85	0.85	2.0	0.85	N/A

(*Sections 17.22.030, 17.24.030*)[2]

Guidelines

H **V** **L** Use the maximum FAR allowed in the zoning district to promote walkable, successful mixed-use districts.

[1] *FAR Definition from the El Dorado County General Plan: Ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.*

2 General Plan Policy 2.5.1.3: Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

PROJECT DIMENSIONS

Lot Dimensions and Coverage

Context

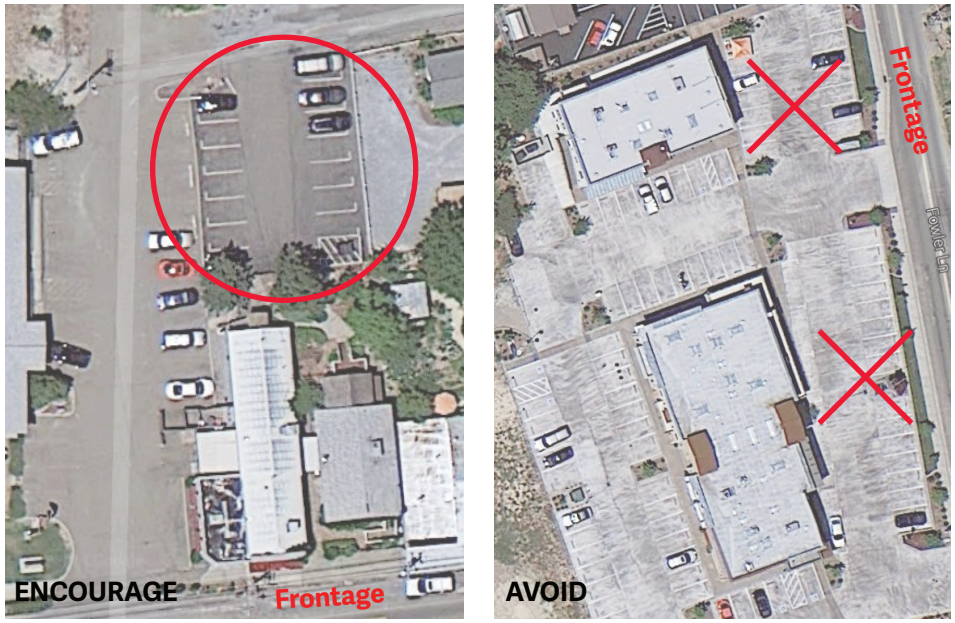
Lot dimensions and lot coverage varies widely in El Dorado County's communities. In commercial centers lots are smaller and buildings cover a majority of the lot. In rural contexts lots are larger and buildings do not cover a majority of the lot.

Standards

	CPO	CL	CM	CC	RM	RM (Corner lot)
Minimum lot size (in square feet)	6,000	4,000	None	4,000	2,000	3,500
Minimum lot width (in feet)	60	60	20	60	20	20

(*Sections 17.22.030, 17.24.030*)

H V L Locate parking lots behind buildings, where possible, and to the side of buildings when a rear parking lot is not feasible.



The lots at left locate parking to the rear, while the lots at right surround buildings with parking on all sides. Building fronts should be located directly adjacent to streets and parking lots should be located at the rear of a lot.

Guidelines

V L Complement the sizes of nearby lots when subdividing a lot for mixed-use development.

L Create new lots at the minimum allowable dimensions to improve walkability and provide additional density.

H V L In historic commercial areas, cover more than 50 percent of the lot with buildings to complement the coverage of nearby lots.

The standard or guideline is applicable for:
H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

PROJECT DIMENSIONS

Setbacks

Context

The historic areas in El Dorado County's communities have buildings with narrow front and side setbacks, or no setbacks at all. Some of the historic buildings reflect the rural character of the area and are set back significantly from one or more sides of the parcel. Typically, newer buildings have larger setbacks.

Standards

H V L Front setbacks in mixed-use districts shall conform to the table below:

Street Classification	Minimum (ft)	Maximum (ft)
Local Road	0	5
2-Lane Regional Road	0	5
Major 2-Lane Road	0	10

H V L Mixed-use buildings shall have no minimum side and rear setbacks if the buildings have a fireproof wall with no openings that meet building and fire code requirements. Otherwise, a five foot minimum side and rear setback applies.

H V L Separate parking lots from adjacent residences and buildings by no less than five feet.

Guidelines

H V L Design buildings with commercial uses at the back edge of the public sidewalk in a "zero lot line" configuration, except as necessary to allow room for outdoor seating and service areas, outdoor sales and displays, landscaping, emphasized entryways integral to the building design, and similar pedestrian and customer amenities. If the historic context includes large setbacks, or if the site is constrained, a different setback may be considered.

H V L Where a front setback is necessary, hardscape and landscape the area to accommodate uses that keep the public realm active, such as outdoor dining or seating.

H V L For residential structures use the area between the property line and the front of the building to provide space for privacy, landscaping, private courtyards/open areas, emphasized entryways integral to the building design, and similar residential amenities.

H V L In large buildings incorporate varied setbacks to reflect the scale of nearby buildings and provide visual interest.

H V L If neighboring buildings have no side setbacks, design mixed-use buildings to meet the neighboring building at the lot line to create a continuous street wall.

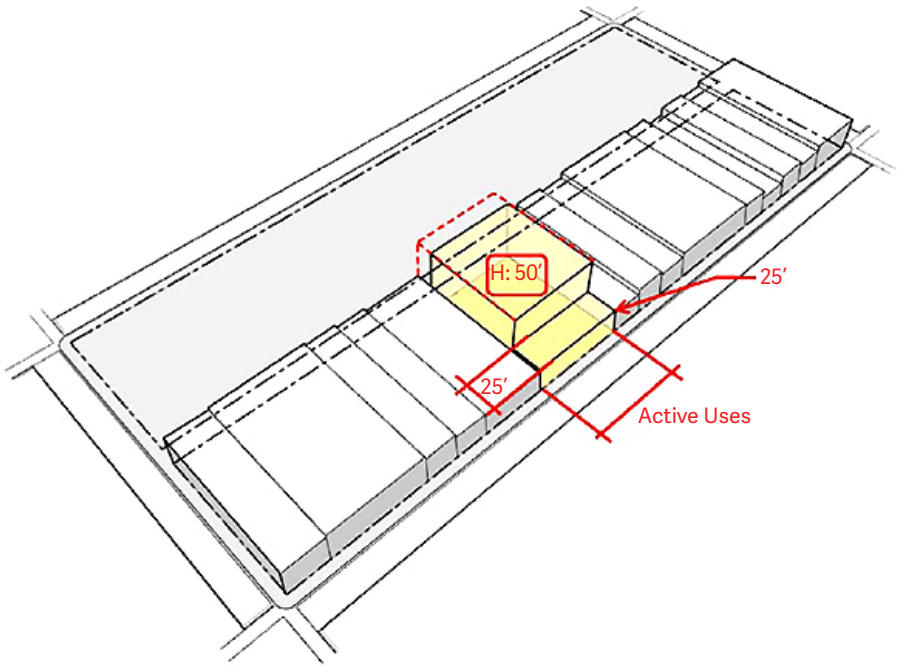
H V L Place buildings at the front of lots and leave room at the back of the lot for parking and other site amenities.

The standard or guideline is applicable for:
H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

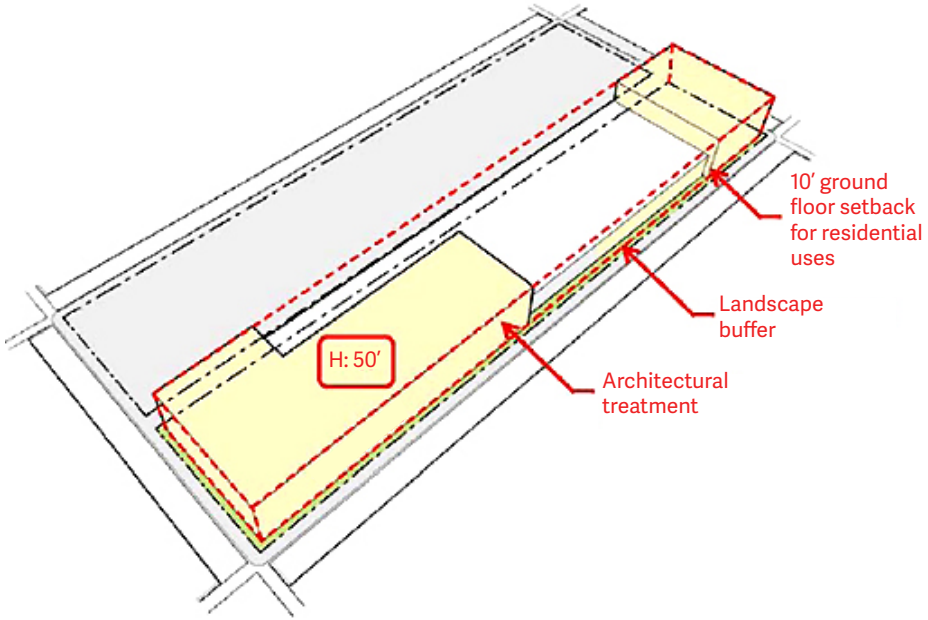
Setback Diagrams

Project dimensions standards and guidelines place some constraints on building form and massing, but also provide opportunities for contextually-sensitive projects. The five example projects in this section demonstrate how setback standards and guidelines can be respected while creating viable mixed-use projects. Building volumes are shown in yellow. The five example projects also relate directly to the five prototype designs found in Chapter 3: Design Prototypes.

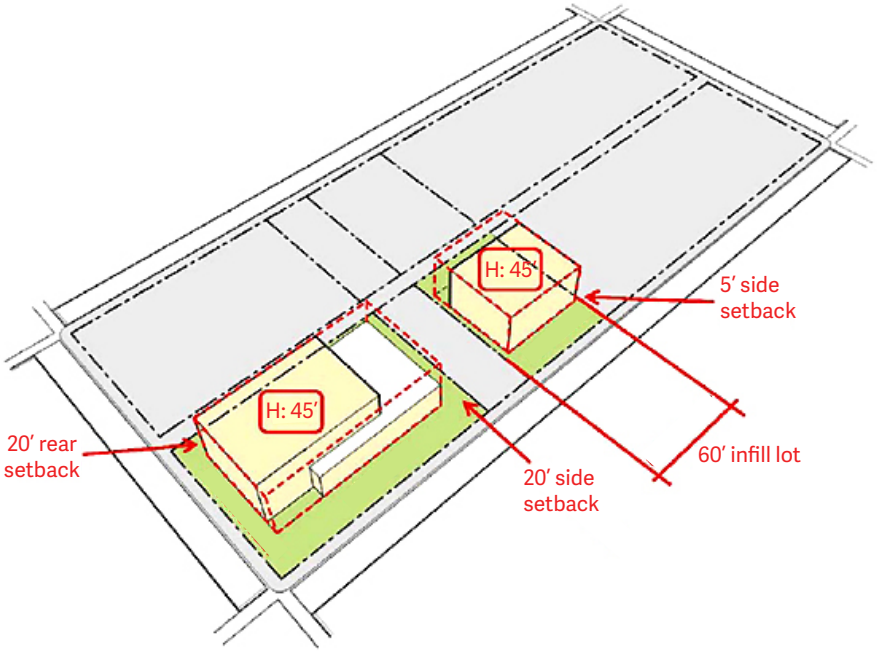
Historic Main Street Infill



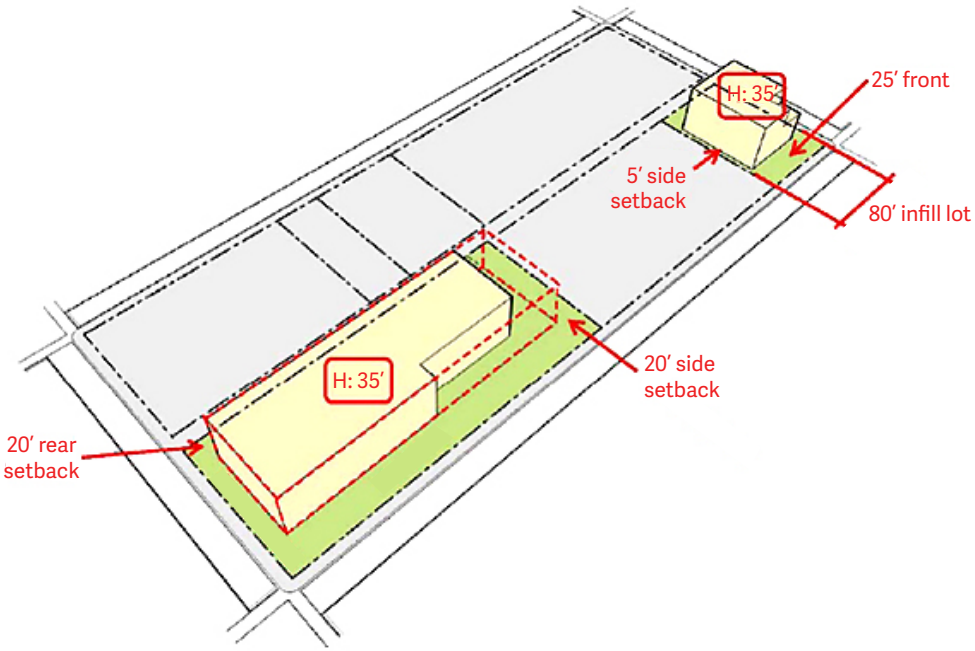
Historic Main Street Conversion



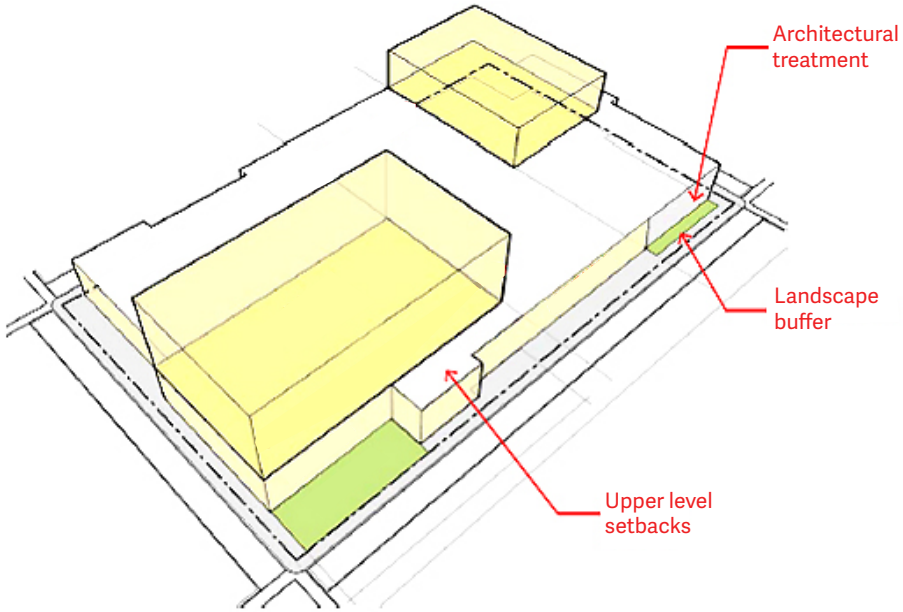
Cottage or Multi-family Addition



Small-scale Phased Development



Large-scale Phased Development



DEVELOPMENT

Screening

Context

Sidewalks and paths along trash receptacles, large parking lots, and other unattractive site features can discourage walking. Pedestrians are key to vibrant mixed-use districts, so the screening of unattractive features is important to supporting the vitality of these districts.

Standards

H V L At least 50 percent of off-street surface parking spaces visible from adjacent properties and from adjacent streets shall be screened from view. Screens shall be built to a minimum height of 36 inches.

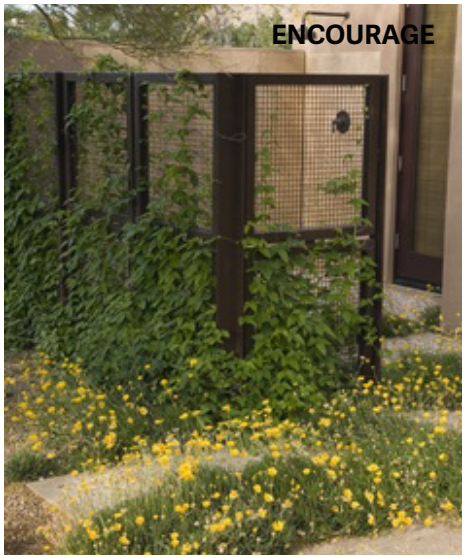
H V L Trash enclosures, loading docks, utility equipment, and similar uses that are visible from a street or neighboring property shall be screened from view.

H V L Rooftop mechanical equipment must be screened using parapets, pitched roofs, or other appropriate screening devices.

Guidelines

H V L Use berms, plantings, and/or picket fences, walls, or similar structures as screening devices.

H V L Design screens to be compatible with the design details and composition of the building facade.



The fence in the photo at left screens trash receptacles while complementing the rustic character of El Dorado County. Unscreened trash receptacles are an eyesore.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

DEVELOPMENT

Landscaping

Context

Attractive landscaping can enhance a mixed-use project and the entire surrounding area. Landscaping can provide shade, buffer parking areas and trash receptacles from pedestrians, and create a soft edge along buildings. In El Dorado County's historic communities, landscaping reinforces the rustic, ad hoc nature of the built environment. These guidelines do not recommend neatly manicured flower beds, but instead recommend California-native plants that fit the context and climate.

Standards

H V L Refer to Section 17.33 – Landscaping Standards for landscaping standards.

Guidelines

H V L Emphasize building entrances with special architectural and landscape treatments.

H V L Design site landscape treatments to be attractive, with a consistent design throughout the project.

H V L Design landscaped areas to serve as stormwater management areas (e.g., bioswales) as well as visual amenities.

H V L Select California native, drought-resistant, hardy plants for landscaped areas.

This landscaped area acts as a bioswale. Bioswales remove silt and pollution from surface runoff water.

The standard or guideline is applicable for:

H Horizontal mixed-use V Vertical mixed-use L Large-scale mixed-use

DEVELOPMENT

Parking Lot Design

Context

These standards and guidelines are intended to encourage landscaped off-street surface parking lots that will improve the appearance of a mixed-use project by breaking up expanses of paved areas, reduce the significant solar heat gain from parked automobiles and paved parking areas, improve the management of storm water run-off, and provide a more pedestrian-friendly environment.

Standards

H V L Refer to Section 17.33 – Landscaping Standards for off-street parking lot design standards.

Guidelines

H V L Use permeable paving materials (e.g., crushed stone, open paving blocks, permeable paving blocks).

H V L Design parking access points to minimize conflicts with pedestrian traffic. Shared drives are encouraged and curb cuts should be located away from intersections.

H V L Limit the use of raised concrete curbs and depress planters to capture parking lot drainage using bioswales.

H V L Use wheel stops or similar devices (e.g., railroad ties, large timbers, logs, stones) as necessary to prevent damage to the trees and landscaped planters from vehicle overhang.

H V L Design for continuous circulation within a parking lot that requires drivers to back out when no spaces are available.

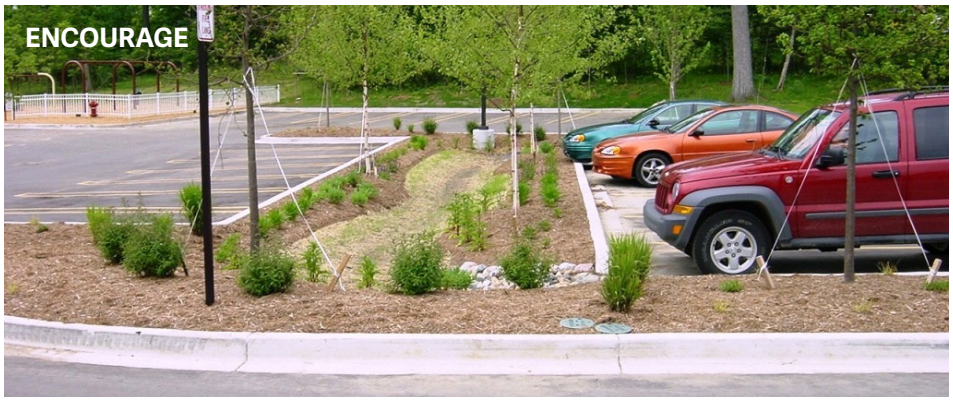
Additional Guidelines for Large Parking Lots (Greater than 20 Spaces)

H V L Provide a pedestrian walkway that extends from the furthest row of parking to either a building entrance or a sidewalk leading to the entrance every 400 linear feet of surface vehicle parking area as measured perpendicular to the walkway.

H V L Provide parking lot trees as follows: at least 1 tree for every 8 parking spaces in lots with 48 spaces or fewer; and at least 1 tree for every 10 spaces for parking lots with 49 spaces or more.

H V L Distribute trees evenly throughout the parking lot to create a canopy effect in the parking lot and locate trees to divide and break up expanses of paving and long rows of parking spaces.

H V L Terminate parking rows and bays in an "island" planter that spans the length of two parking spaces or in "finger" planters that span the length of one parking space.



This parking lot features trees, landscaping, and a bioswale.

The standard or guideline is applicable for:

H Horizontal mixed-use V Vertical mixed-use L Large-scale mixed-use

DEVELOPMENT

Parking

Context

Parking poses a significant challenge to mixed-use development in El Dorado County's unique rural towns. Surface parking requirements can dominate a site or building frontage and reduce the options for site and building design. El Dorado's historic communities did not have large parking lots when they were first established, and satisfying parking standards while complementing historic structures can be challenging. There are a number of strategies and techniques that can be used to meet these challenges. The purpose of these guidelines is to ensure the provision, location, and design of off-street parking areas that accommodate motor vehicles while balancing the needs of pedestrians, bicyclists, and transit users.

Standards

H V L Mixed-use parking standards:

Use type	Minimum Standard
Accessory Dwelling Unit	None
Commercial Uses	1 space per 400 square feet
Civic Uses	1 space per 400 square feet
Industrial Uses	1 space per 500 square feet
Residential Uses	1 space per dwelling unit
Live/Work	1 space per dwelling unit, plus the lesser of: 1 space per 400 square feet or 1 space for each non-resident employee

H V On-street parking spaces located within 400 feet of the project may be credited to meet up to 50 percent of the minimum required off-street parking spaces. On-street parking allowed by this provision shall not be counted toward the maximum amount of parking allowed.

H V The Planning Director may reduce the minimum off street parking requirements by up to 100 percent for mixed-use projects meeting at least one of the following requirements:

a. The project is sited within one-quarter mile of a public or private parking lot that can accommodate the off-street requirements.

b. The project developer or owner contributes into a "municipal parking lot development fund" based upon the number of required off-street parking spaces.

H V L The use of shared parking may be allowed when the project is under the control of a single owner/developer, contains commercial, retail, office, institutional, or public uses with staggered peak parking demands, and the site is arranged so all uses can share a parking lot.

H V L Neighboring property owners may form a shared parking agreement, subject to approval by the Planning Director and recorded prior to issuance of a building permit. This agreement must be recorded as a deed restriction on all participating properties and cannot be modified or revoked without the consent of the Planning Director. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Planning Director or provide the full amount of required parking for each use.

H V L A minimum of three bicycle parking spaces shall be provided for any mixed-use project with more than 2,000 square feet of commercial or industrial space.

V Mixed-use developments shall provide bicycle lockers equivalent to 0.5 spaces per unit in mixed-use developments with residential units.

H V L Bicycle parking facilities shall be located no further than 100 feet away from a building entrance and be visible from the uses they serve. Facilities shall not be located in places that impede pedestrian or automobile traffic flow or would cause damage to landscaping.

H V L When a mixed-use project site is adjacent to a designated bike route, the Planning Director may reduce the required minimum number of off-street parking spaces by 1 off-street vehicle space for every 5 bicycle spaces, up to a maximum reduction of 5 percent.

H V L When on-site showers/changing rooms and bicycle lockers are provided in a mixed-use development, the Planning Director may reduce the required minimum number of off-street parking spaces by 1 off-street vehicle space for every 5 bicycle parking spaces, up to a maximum reduction of 10 percent.

H V L Buildings shall not be demolished to create parking.

Ample bike parking encourages cycling.

Guidelines

H V L Design short-term bicycle parking spaces to make it easy for a bicyclist to secure their bicycle by means of a lock. An inverted "U" rack (also known as a "staple" rack) is preferred.

H V L Ensure short-term bicycle parking spaces are in public view, close to building entrances, and with sufficient lighting.

The standard or guideline is applicable for:
H Horizontal mixed-use V Vertical mixed-use L Large-scale mixed-use

DEVELOPMENT

Loading

Context

Businesses often need driveways, loading docks, or parking spaces for delivery trucks. These facilities are essential to commerce and need to be accommodated in mixed-use developments. Trucks and loading activities can create a nuisance for nearby residents, however, and any impacts should be minimized.

Standards

H V L Mixed-use developments shall screen dedicated loading and service areas from view.

Guidelines

H V L Design internal streets and driveways to accommodate vehicles commonly used for loading and unloading.

H V L Use buildings, plantings, walls, that are compatible with the architectural style and character of the area to screen loading and service areas.

H V L Design loading zones and docks to minimize queuing issues in parking lots and adjacent streets.

H V L Locate loading zones and docks in an area to minimize nuisances (e.g., noise, odor) for residential users.

H V L Post signs requesting truck drivers turn off their engines to reduce the sound and odor of an idling engine.

This loading dock's roof screens loading activities from the uses on the second level.

Designated on-street loading zones can minimize queuing issues.

DEVELOPMENT

Mobility and Access

Context

Every business and residence needs safe, convenient connections to the street system. The guidelines in this topic focus on pedestrian and bicycle connections, as they are often not given the same attention as connections for cars. Mixed-use development works best when pedestrians and bicyclists are given safe, convenient access.

Standards

H V L Mixed-use developments longer than 300 feet shall provide a mid-block pedestrian pass-through. Design the pass-through to be safe and visually interesting. Pedestrian pass-throughs shall not be enclosed or locked. Alleys and service areas shall not be considered pedestrian pass-throughs, although alleys may be designed with pedestrian walkways.

H V L Mixed-use developments shall provide safe and convenient bicycle and pedestrian access from existing public bike paths or greenways located adjacent to the site.

H V L Mixed-use developments shall provide pedestrian access by connecting internal pedestrian circulation to any sidewalks or walkways on adjacent properties or in the public right-of-way. Locate these access points to make building entryways directly visible from the public right-of-way.

L Large-scale mixed-use developments shall provide an on-site system of pedestrian walkways, sidewalks, and bikeways that provide continuous access to all land uses within a project site and to land uses on adjacent properties. On-site pedestrian connections shall be provided to and between the following points:

a. The primary entrance or entrances to each building housing a principal use;

b. Existing or planned transit stops, stations, and park-and-ride locations;

c. Greenways or trail systems; and

d. On-site amenities, as provided according to the Design Guidelines.

Guidelines

L Suburban concrete curb and gutter designs are discouraged. Use alternative surfaces, barriers, edgings and drainages in rural, historical, or other locations of similar character.

H V L Design pedestrian walkways with a minimum unobstructed width of five feet, and eight feet for paths expected to serve pedestrian and bicycle traffic.

H V L Design pedestrian walkways to create a safe and uninterrupted pedestrian way and avoid frequent crossings by driveways or streets.

H V L Design buildings to include arcades in areas where they are common. If a new mixed-use building is adjacent to a building with an arcade, design the building to continue the adjacent arcade.

H V L Walkways should provide relief from the paved expanses of parking lots and streets. Design pedestrian walkways as amenity areas with landscaping, benches, lighting, signage, and attractive street furniture.

H V L

Within a mixed-use district, vehicle drivers on the adjacent public rights-of-way should be able to recognize the increased presence of pedestrians and bicyclists, who in turn should perceive the improved accommodation of alternate-mode travel and increased personal safety in these places. All new projects with parking lots on site should incorporate the following guidelines:

a. Provide reduced street widths and travel speeds;

b. Incorporate bulb-outs to reduce the exposure time for a pedestrian to cross the street, slow traffic, and notify the automobile driver of the presence of pedestrians;

c. Reinforce smaller curb returns (to prevent damage from delivery trucks jumping the curb when turning);

d. Incorporate medians and islands into streets for pedestrian refuge;

e. Incorporate on-street parking, which may be diagonal or parallel;

f. Enhance mid-block and intersection crosswalks with respect to paving treatments, curb cuts, and similar elements; and

g. Integrate a pedestrian walkway system into the project's on-site circulation patterns. Emphasis should be placed on connections between front doors and parking.

Arcades create protected pedestrian zones and shape the character of El Dorado County. Restricting access poses a safety risk.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

DEVELOPMENT

Site Amenities

Context

Site amenities such as patios, plazas, squares, and greens help create a pedestrian-friendly atmosphere. Many of these are not common in El Dorado County's communities, but they would fit well with the community character and help create an environment suitable for walkable, mixed-use development. In many of El Dorado County's communities, pedestrians do not have any significant space dedicated for their exclusive use; site amenities will help make them feel welcome. Site amenities can also reinforce a community's civic image and special character.

Guidelines

H V L Design patios, plazas, mini-parks, squares, and greens to be a proportional size to the project.

H V L Ensure site amenities are visible and easily recognizable as an area that encourages outdoor assembly. Site amenities may be framed by a view corridor, be placed on a high point, or be visually related to a multi-use trail or other walkway.

H V L When a building will be adjacent to a pedestrian plaza, patio, mini-park, square, or green, include at least one of the following elements on the wall facing the amenity:

a. A building entry;

b. Windows facing onto the outdoor amenity;

c. Arcades along the edges of the outdoor amenity;

d. Outdoor seating areas; or

e. A similar feature that will bolster security and encourage pedestrian use of the outdoor amenity.

Amenities such as benches and public art create an attractive pedestrian experience.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

DEVELOPMENT

Signage

Context

Private signs are placed because they advertise businesses, but they have other potential as well. Signs are a form of graphic design, and sometimes of sculptural design. If they are treated as an art form that provides information, they can contribute strongly to the liveliness and variety of street environments and establish a district identity. Poorly done, signs can detract from the overall character of a place.

Standards

H V L In live/work units, on-premises signs are limited to no more than two non-animated, non-illuminated wall or window signs collectively not exceeding four square feet in total area.

H V L Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurations.

H V L Lighting for signs shall be extinguished or reduced at night in the vicinity of residential uses to minimize the impact of commercial activity on residents.

H V L Temporary signs and banners, including "A-frame" signs, shall not be allowed.

Guidelines

H V L Design sign elements with a recognizable character that contributes to the design of the building. Reflect the project character through consistency of materials, illumination, sizes, proportions, and locations.

This sign at left complements the facade, features context-appropriate lighting, and uses an easy-to-read font. Temporary banner signs are discouraged.

H V L Use harmonious colors, simple lettering, and durable materials to create an context-appropriate sign.

H V L Integrate signs carefully within the site, landscape, and architectural design context. Make size, shape, and proportions of the signs compatible with the size and scale of the surroundings and do not obscure other design features of the site.

H V L Locate signage at the primary entrances of buildings and parking lots.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Avoid using "A-frame" signs; they often block the pedestrian way and do not reflect the character of El Dorado County. Historically-sensitive hanging signs leave the sidewalk free for pedestrians.

H **V** **L** Design signs to create and enhance a rich pedestrian and interpretive experience. Design signs to deemphasize the importance of the automobile.

H **V** **L** Design signs to safeguard and protect the public health, safety, and general welfare of the community. Avoid signs that create traffic safety hazards caused by visual distractions or obstructions.

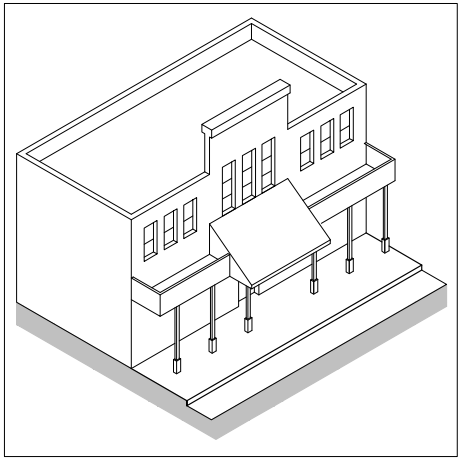
H **V** Preserve historic painted signs. These signs are often on the side of buildings and contribute to the history of the community.

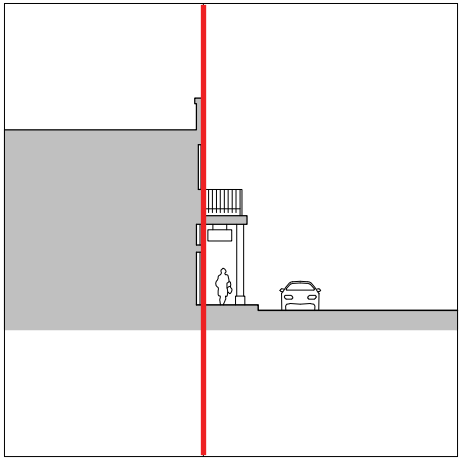
Building Frontages

Building frontages are the places where mixed-use buildings meet the public realm. Successful building frontages encourage pedestrian activity, contribute to the character of the community, and provide an attractive face to the street. This section introduces several frontage types suitable for mixed-use development in El Dorado County. Red lines indicate the right-of-way line.

Gallery

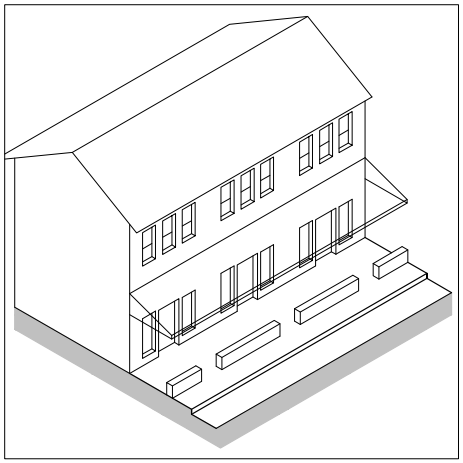
Galleries are storefronts with an attached colonnade that projects over the sidewalk. This frontage type is ideal for retail use, but only when the sidewalk is fully covered by the colonnade so that a pedestrian cannot bypass it.

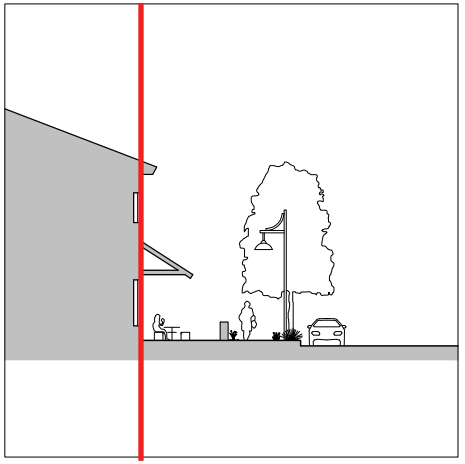




Storefront

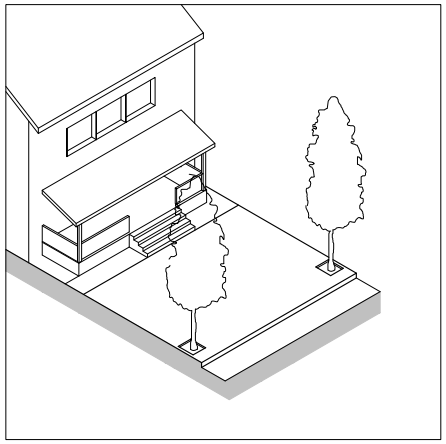
Storefronts are facades placed at or near the right-of-way line, with the entrance at sidewalk grade. Storefronts often have cantilevered shed roofs or awnings. The entrance at sidewalk grade makes residential uses incompatible; residential uses would be more appropriate above the ground floor or behind the storefront use.

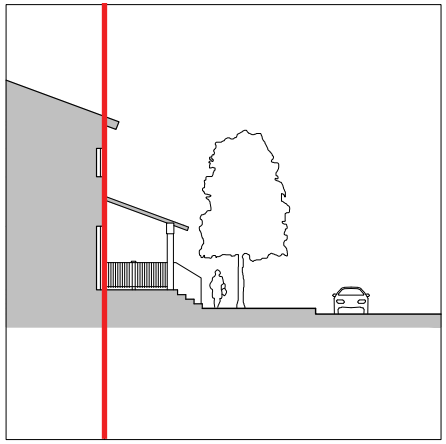




Porch

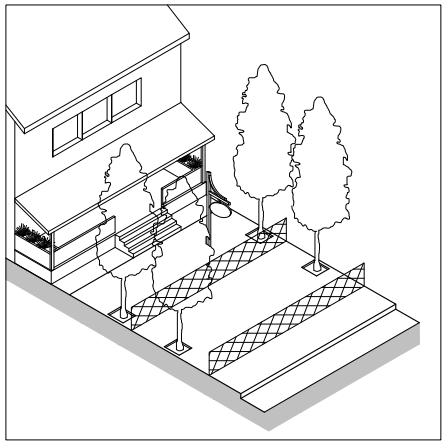
In mixed-use buildings a porch can be used for outdoor display or modified as a courtyard area. A decorative wall at the property line may be used to define the private space of the yard for a café outdoor seating area. A porch may also be attached to the facade. A great variety of porch and fence designs are possible, including a raised front yard with a retaining wall at the property line with entry steps to the yard.

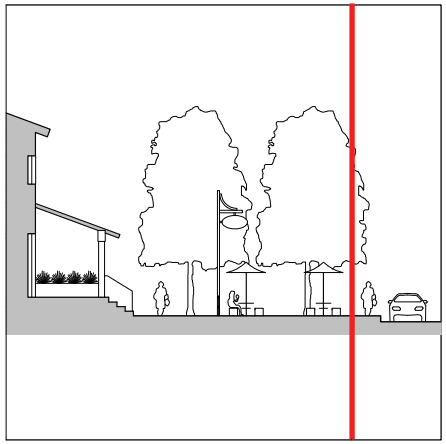




Yard

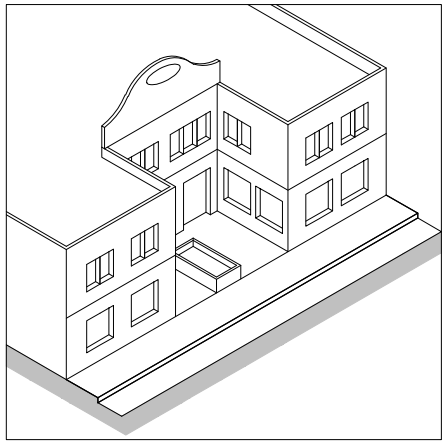
A court is an area with the facade set back a minimum of 15 feet from the property line or frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback area provides a location for bike parking, outdoor dining, loading, or other uses that mix office, retail, and residential uses.

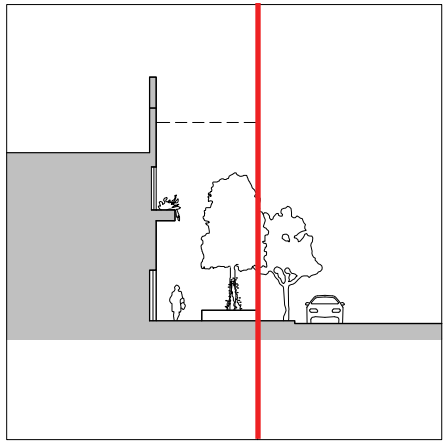




Forecourt

Forecourts are uncovered courts within a storefront, gallery, or arcade frontage where a part of the facade is recessed from the building frontage. The court is suitable for gardens, vehicular drop-offs, and loading. A fence or wall may be used to define the property line. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with storefronts.





ENVIRONMENT

Lighting

Context

Lighting in a mixed-use project is a major determinant of nighttime activity. It should create a sense of safety, particularly for pedestrians, and emphasize key features of the site. At the same time mixed-use projects need to balance the lighting needs of the different uses on the site and reinforce a unified image and identity for the project.

Standards

L A project-wide lighting plan shall be submitted for review at the time a mixed-use concept plan is submitted. A project-wide lighting plan shall address at a minimum the general location and types of lighting and include the following: public and private street lighting, pedestrian lighting, parking lot lighting, residential area lighting, signage lighting, and lighting for service and delivery areas.

H V L Lighting of commercial uses adjacent to or within the immediate vicinity of residential uses shall be designed with fixtures and poles that illuminate commercial uses while eliminating light spillover into residential areas.

Guidelines

H V L Use light fixtures along streets that contribute to a coordinated, attractive streetscape that works well with street trees, curb cuts, signage, street furniture, and other site amenities.

H V L Use fully-shielded lighting fixtures in all parking areas, service and delivery areas, and residential areas.

H V L Emphasize the safety and location of pedestrian areas by using pedestrian-scale lighting. Choose pedestrian-scale lighting that promotes the architectural character of the project and community.

H V L Use a greater number of lower fixtures instead of fewer tall fixtures.

H V L In parking lots use lighting that complements the lighting of adjacent streets and properties. Ensure that parking lot lighting does not overpower the quality of pedestrian-area lighting nearby.

These shielded lights are low for pedestrians and add character.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

ENVIRONMENT

Noise and Odor

Context

Noise presents a greater concern in mixed-use developments than in other types of development. Traditional zoning, with its clear division of uses, came from the idea that people did not want to live near uses that produced nuisances like noise, odor, and pollution. By placing two different use types next to each other, there is a potential to recreate the nuisance problems that separated them in the first place. Guidelines for mixed-use development need to identify ways to mitigate any noise nuisance.

Some commercial uses generate odors residents in a mixed-use development may find unpleasant. Successful mixed-use projects should minimize odors from non-residential uses to ensure the comfort of residents.

Standards

H **V** **L** Refer to Section 17.37 – Noise Standards for noise standards.

Guidelines

H **L** Construct common walls between residential and non-residential uses to minimize the transmission of noise and vibration.

H **V** **L** Locate mechanical equipment and other sources of noise away from building areas and exterior spaces designed for use by residents.

H **V** **L** Ventilate non-residential spaces (e.g., dining establishments) to prevent odors from spreading to residential uses.

H **V** **L** Locate trash receptacles far from residential uses to minimize the nuisance of refuse odor to residents.

This trash receptacle is screened and located far from residential buildings to minimize unpleasant odors.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Windows

Context

The correct amount and location of windows in a building can improve public safety and pedestrian activity. Windows in a facade allow occupants to look out on to the public space, enhancing safety. Windows along the ground floor of a building create a pedestrian-friendly experience by encouraging strolling and window shopping. These standards and guidelines ensure that mixed-use projects have the correct ratio of windows to solid wall.

Standards

H V L Mixed-use buildings shall avoid tinted, mirrored or textured glass windows for non-residential uses. Such windows obscure views into and out of a building.

H V L Mixed-use buildings shall be designed with windows comprising 60 percent of the street-facing building facade between two feet and eight feet in height.

H V L Mixed-use buildings shall be designed with ground floor windows so their bottom edge is located no more than three feet above the adjacent sidewalk.

Guidelines

H V L Internally light display windows to enhance transparency and visual interest.

H V L Design upper story windows to complement the historic character of the communities (e.g., use smaller windows and divided lites).

H V L Use deep-set windows to create shadow lines and add visual interest to the facade.

H V L Avoid the use of low-quality window and door trim, such as anodized aluminum. Trim materials should complement the historic character of the community.

H V L To meet energy standards, specify the use of projecting covers, awnings, or other similar devices or building features, not mirrored, reflective, or tinted glass.

Design upper story windows to complement the historic character of the communities.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Entrances

Context

Building entrances in El Dorado County follow the same placement pattern as buildings anywhere. Historic buildings, or buildings in a more urban location, have at least one entrance on an internal or perimeter street with pedestrian access. Newer buildings with large parking lots typically have their main entrance facing the parking lot.

Standards

H V L Provide a commercial entrance along the facade that is parallel to the primary street. When located on the corner of a block, mixed-use buildings shall either locate the main entry at the corresponding corner of the structure or provide an entrance that faces each street.

H V L Separate entrances shall be provided for residential and commercial uses in a single building.

H V L When parking is provided at the rear of a building, a rear entrance may be provided. The rear entrance shall reflect the design and architectural character of the street-facing entrance. If parking is provided and a rear entrance is not provided, the site shall include a pedestrian walkway to the front entrance at a minimum of five feet wide.

Guidelines

H V L Make the primary public entry to the building visually obvious through the use of architectural treatments such as differing colors or materials, arches or arcades, covered walks, arbors, signs, or protecting canopies.

H V L Create safe entrances for residential uses by providing adequate lighting and sturdy doors with locks. Avoid creating shadows near the entrance or providing other places for assailants to hide.

This corner-lot building faces its entrance at the corner and the turret above the entrance signals its location. A side entrance (circled) offers separate access for residential uses.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Facades

Context

Facades are the exterior faces of buildings and are often the principal contributors to a community's character. Facades in many of El Dorado County's historic communities reflect its heyday in the mid-to-late 19th century. The facades of new buildings should respect the historic context while contributing to the establishment of walkable, mixed-use communities.

Guidelines

H **V** Design new infill buildings to reflect traditional design patterns of adjacent buildings. Creative interpretations of traditional elements are encouraged.

H **V** **L** Include rustic materials (e.g., wood or composites, corrugated metal, rusted or antiqued steel, random stone, brick or similar materials) in the facade.

H **V** **L** Stain or texture (board-formed, streaked, or washed) any visible concrete.

H **V** **L** Use horizontal elements such as porches, balconies, and coursing to break up the vertical mass of the facade wall.

H **V** **L** If a building is to be wider than those traditionally seen in the area, divide the building into modules that express the typical dimensions of the area.

H **V** **L** Design facades to have a solid-to-void ratio that appears similar to the established community context.

H **V** **L** On corner lots wrap facade elements around the building.

This new mixed-use building uses facade materials similar to those used in historic buildings. The different facade treatments help break up the long building.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

BUILDING DESIGN

Ceiling Height

Context

Commercial tenants typically prefer tall ceilings, and without tall ceilings developers will have a difficult time attracting quality commercial tenants. Vacancies can severely harm the viability of a mixed-use district, so significant effort should be made to accommodate commercial uses. Older buildings that do not meet this standard could be allowed to be retrofitted, upgraded, or remodeled to maintain a variety of building stock and a range of lease and ownership costs that support the County's broad demographics.

Standards

H **V** **L** Mixed-use buildings shall be designed with commercial ground floors to be 14 feet tall as measured from the finished floor to the finished ceiling and 12 feet tall for ground floor residential uses to accommodate future conversion or adaptation for non-residential use.

Guidelines

H **V** **L** Design buildings with floor-to-floor heights similar to those in nearby historic buildings.

Retail stores and restaurants prefer high ground-floor ceilings.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

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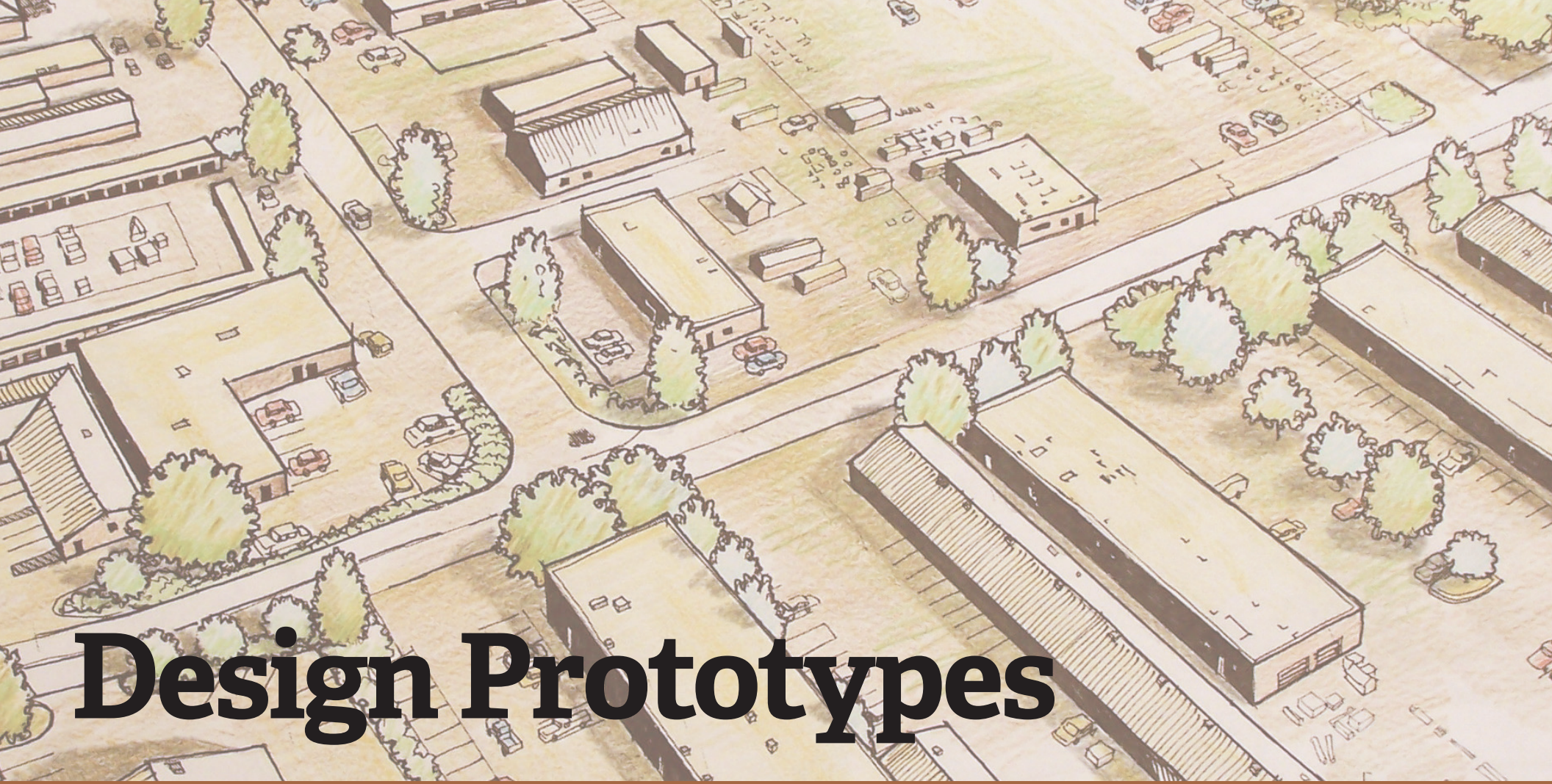


Design Prototypes

Introduction

Design prototypes provide another layer of guidance for developing successful mixed-use projects. The standards in the previous chapter set the legally-required standards for mixed-use development in El Dorado County. If a project fails to conform to those standards, it will not be built. The guidelines, while not required for development approval, present the County's expectations for the design of mixed-use projects. Projects that follow the design guidelines will respect the historic character of El Dorado County's communities and build on the county's assets. The design prototypes take those standards and guidelines and apply them to a range of potential mixed-use development scenarios. The scenarios represent distinct opportunities for mixed-use development at a variety of scales and locations within a community. The design prototypes primarily use graphics to show what the standards and guidelines look like applied to each scenario.

The aerial photo above is the example community. It is composed of a collage of other communities in the Sierra Foothills region. It was created for this guide to illustrate a range of developments that could occur for mixed use in El Dorado County's communities.

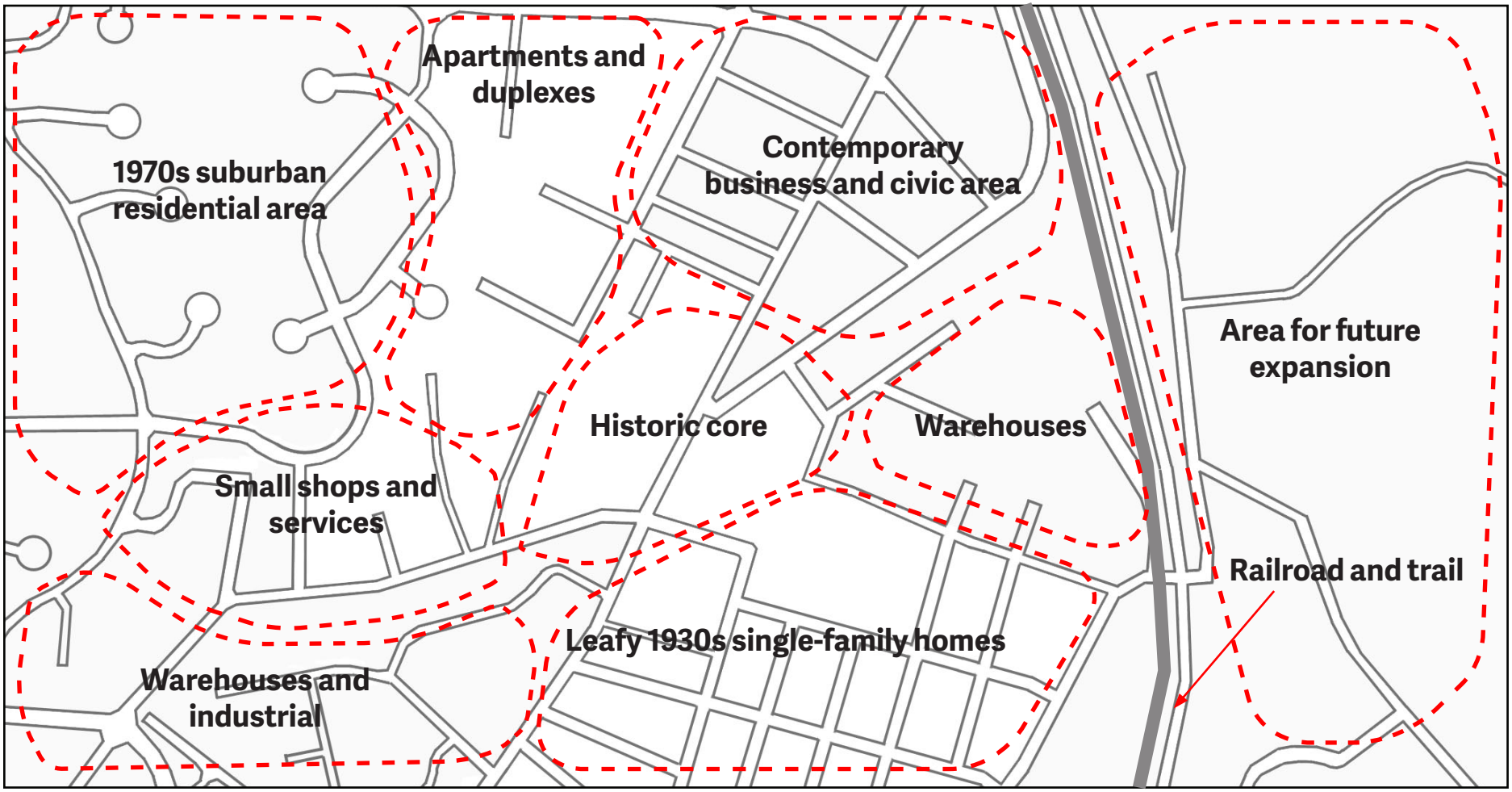
The Example Community

Successful mixed-use projects, more than other types of development, need to respond to the surrounding context. Many of the standards and guidelines in this manual refer to neighboring buildings and the local context. The design prototypes follow this context-sensitive approach.

In order to give each prototype context, the development of this guide included the creation of an example town. Each of the five prototypes exists in the same example community. This community is a composite that does not exist in the real world, but contains many of the characteristics found in El Dorado County's communities.

The example community was carefully designed to reflect the historic evolution of towns with gold rush roots. Just like El Dorado County's communities, the example community reflects an ad hoc development pattern influenced by many eras of history. The origins of the example community are in the stagecoach era, with its downtown at the intersection of two old roads. Later development incorporated a loose grid pattern common of community planning in the 1920s. The example community grew further in the prosperous post-war era from 1950 to 1970, and growth slowed after 1970.

The example community is designed to be familiar and representative of as many of the unique attributes of El Dorado County's communities as possible. At the same time, no part of the example community is drawn from El Dorado



Neighborhoods and districts within the example community.

County. This ensures that the example community is representative without prescribing mixed-use development on a real El Dorado County parcel.

The Setting

The example community is surrounded by rolling topography, but the community sits on relatively flat ground. The nearby habitat consists of native oak woodlands, savannah grasslands with scrub oaks, and riparian areas. Land outside the community is divided into undeveloped lots, large farm or ranch plots, paved parking lots without landscaping, and gravel and/or compacted soil storage yards and parking lots.

Lot Patterns

Within the community lots are based on several patterns and influences that include smaller, odd shaped lots (i.e., gridiron plat extensions), composite lots from historical mergers, modern master-planned lots, and railroad tract and section lots.

Buildings

The buildings in the example community have diverse characters and ages. All buildings are two stories or smaller. Recent buildings are suburban-style franchise character buildings: gas stations, fast food restaurants, and strip

shopping centers. Recent housing is suburban 1970/80s single-family homes in developer-planned cul-de-sac neighborhoods. Closer in to the community core, gridded, tree-covered streets are lined with pre-World War II single-family homes. The example community also includes a few apartment buildings and duplexes. Commercial and industrial buildings include aged warehouses and shops; aged retail, office, and professional buildings; service buildings including fire stations, banks, library, and gas stations; and several abandoned or underutilized buildings.

Transportation

Many of the roads in the example community are gravel and older asphalt local streets with intermittent sidewalks and limited drainage. In the newer suburban-style areas, streets have an isolated curb and gutter with concrete sidewalks. The pre-1900 historic parts of town have streets with intermittent wooden boardwalks and raised paved areas. The community is located at the junction of two rural routes that provide residents with access to a local expressway. A railroad line cuts through the community.

Using the Prototypes

El Dorado County residents live in their own unique communities and have experienced and created their own histories, stories, and culture. The mixed-use guidelines and standards have been specifically drafted to guide, encourage, and inform future community growth in real-world projects that when added together over time, will enrich neighborhoods and amplify quality growth for both the current and next generation of residents.

Each prototype includes a mixed-use development story that shares the background and process of the unique owners and their partners, their visions, development strategies, and the challenges to overcome and successfully build the projects. It provides a behind-the-scene insight to each step in developing a mixed-use project.

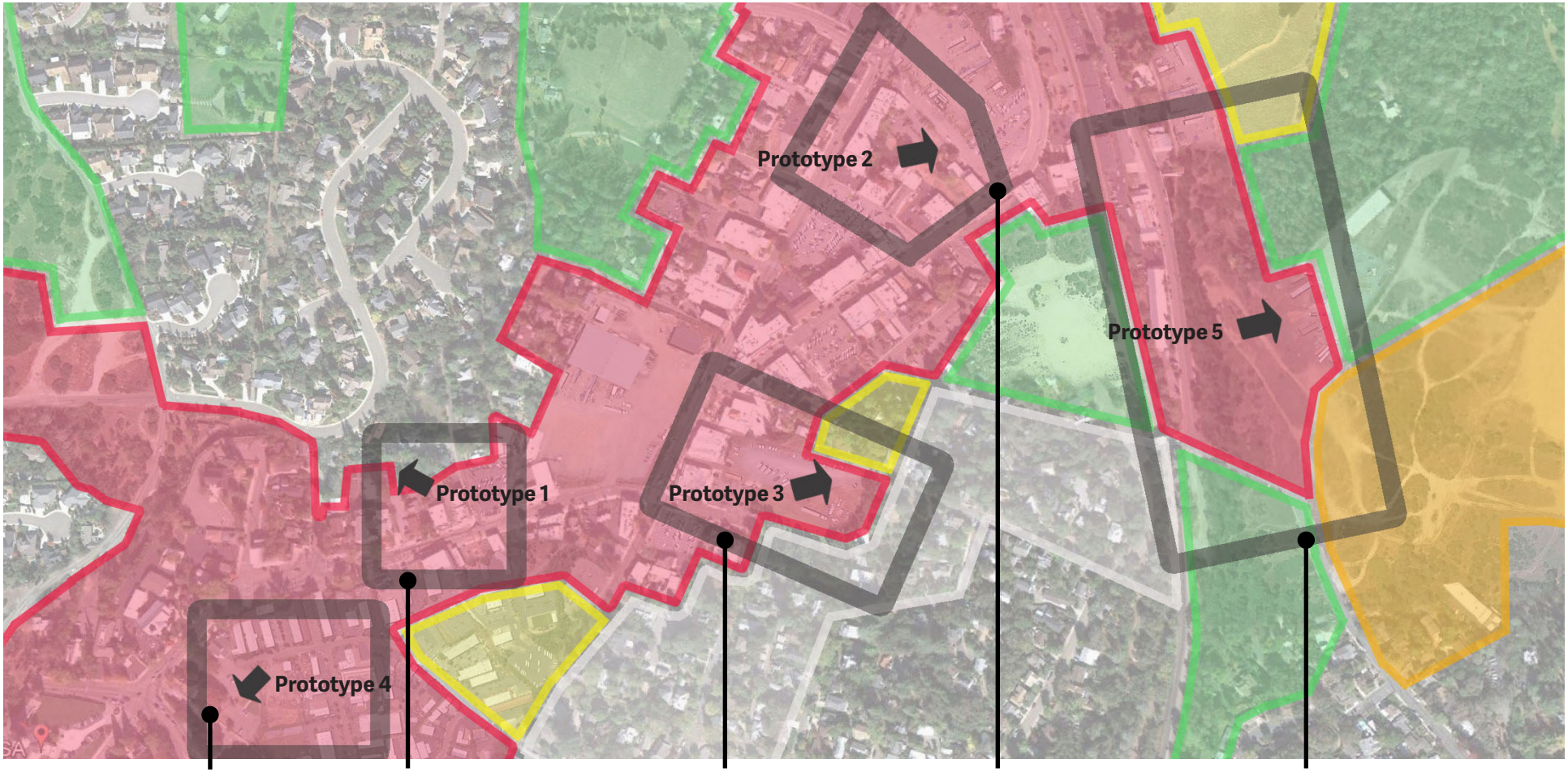
Key to a Successful Mixed-use Project

The path to a successful mixed-use project requires a creative and experienced team. Unlike single-use projects, mixed-use developments require that property owners, project developers, and project designers and architects be resourceful, inventive, and innovative. At the same time they must acknowledge and build upon the character and charm of the surrounding neighborhood and community. While the planning and design of mixed-use developments can be a challenge, equally difficult can be the complex project financing and ownership structures that come with multiple-uses. Finding willing lenders and amenable project partners is a critical element of any project before it can begin to take shape. Finally, due to the nature of mixed-use developments, the completed project can face challenges. Leasing the finished space or units to prospective tenants and residents requires creativity and savvy marketing. And, how the ongoing operational management of the project is carried out is critical to its long-term success.

Successful projects also rely on strong political and government agency partnership and support structures. Without a positive endorsement of a mixed-use development from the Board of Supervisors, Planning Commission, and County officials and staff already, difficult projects can be made that much more challenging. County officials and representatives should provide constructive feedback and assistance to mixed-use developers to help navigate planning, design, entitlements, and permitting processes. Likewise, the County should be a partner in facilitating a dialogue with existing community members about the benefits and changes that come with mixed-use developments.

As described in the "development story" accompanying each prototype in these Guidelines, successfully carrying out each project requires unique skill sets, circumstances, and individuals. Most importantly, all the characters in these stories, from the property owners to project developer to public officials, maintained an open mind and a creative "can-do" attitude.

The Prototypes



Small-scale Phased Development. This prototype provides a mixed-use project example that requires assembling several smaller parcels into a small-scale development. The current pace of development in El Dorado County suggests that a project of this size would be phased.

Historic Main Street Infill. This prototype demonstrates how small vacant or underused parcels within a historic town can be developed to support the existing historic character of the community.

Cottage or Multi-family Addition. Many larger parcels in El Dorado County could support the addition of residential units. This prototype presents one way to add a residential building to an unused portion of a developed parcel.

Historic Main Street Conversion. This prototype demonstrates how mixed-use development could work on parcels that have an existing structure.

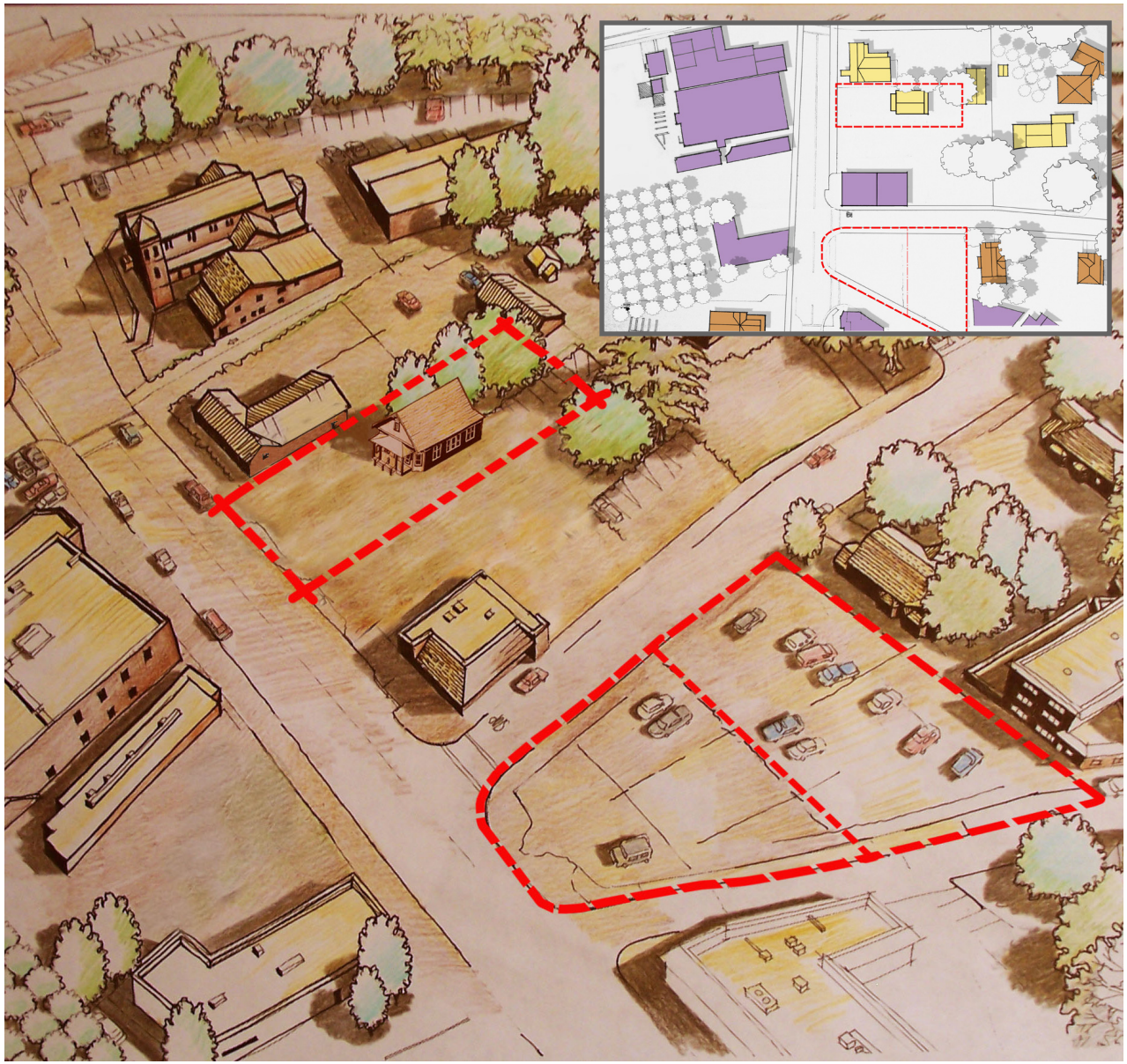
Large-scale Phased Development. This prototype provides a mixed-use project example for greenfield sites or projects that assemble larger or multiple parcels into one large site. This prototype would likely be phased.

PROTOTYPE 1

Historic Main Street Infill

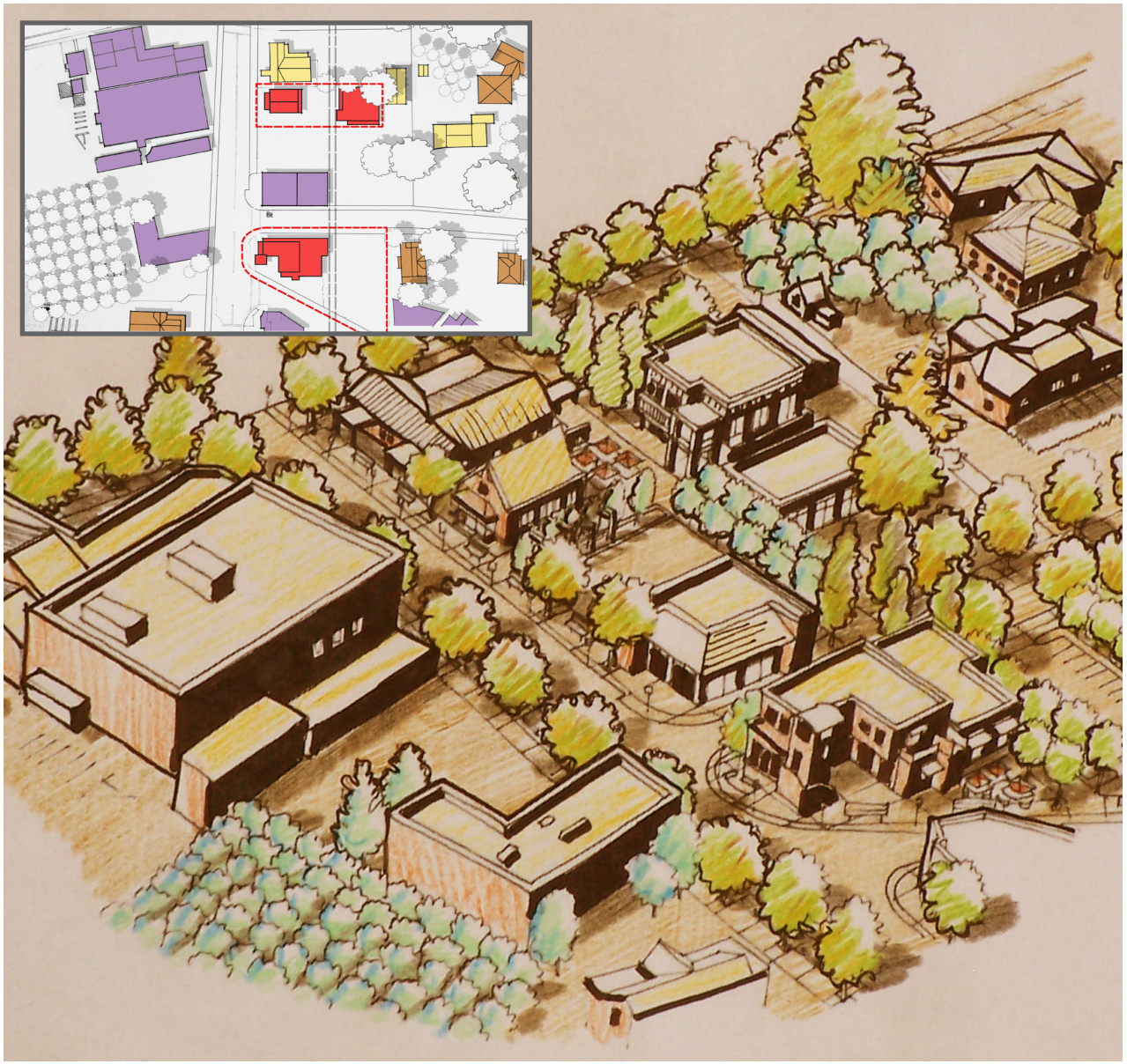
Introduction

This prototype is located in downtown or main street areas of the example community and involves the development of an underutilized parcel containing an existing structure(s). The development includes an additional separate one- to two-story small structure(s) or accessory dwelling units (known as "granny flats" or "carriage houses"). This prototype includes on-site parking.



About the Neighborhood

This prototype illustrates mixed-use infill projects in the historic commercial center of the example community. This part of the community has a mixture of older historic buildings that date back to the late 1870s, including Victorian row houses now used for retail shops and some housing; converted to barn structures and sheds for retail and auto repairs; storefront buildings for small office and retail tenants; and several 1960/70s-era small commercial buildings for retailers, bars, and local restaurants. This area is located at the convergence of several streets and small blocks with parking lots, developed walkways, old-style sidewalks, boardwalks, and memorials of the town's historic gold-rush era roots. This commercial neighborhood lacks architectural cohesion and distinction due the mix of building types and styles, incomplete infrastructure, and decades of limited private and public investment. Parking requirements of conventional zoning codes have further inhibited development. Yet, this neighborhood has potential due to the authentic charms of its remaining historic buildings and its rustic character.



Development Story

This prototype has two separate projects that together represent how the right projects can bring momentum back to a neighborhood and jump-start neighborhood transformation.

The first project includes one mid-block parcel with a small Victorian row house with a rear yard garden and picket fence. It was set back from the main street in the center of the narrow parcel with a reasonable amount of available land behind the structure. That land was inaccessible from the main street and of no functional use to the occupant of the house. The existing structure had been a rental home or shop for over 30 years and showed decades of neglect. It also endured several destructive additions with no regard to its Victorian heritage. The house was purchased by a small builder from the area as an investment.

The other project is located at the end of the block down the street on a high-visibility vacant corner lot. This parcel was owned by an out-of-state family trust that had inherited it 20 years ago. Neglected and left unused, the parcel was used by roadside marketers as a parking lot and occasionally as a staging area for local community events. Periodic efforts to sell the parcel had failed for years. The parcel was finally sold to a local realtor that had a vision to transform the neighborhood and build a building for his office and a place for a coffee shop and few upstairs apartments or additional offices.

The builder of the first project had not contemplated the full opportunity of his Victorian

house when the realtor from the corner lot approached him and asked for his input on the development of the corner parcel. The result was a vision to use both of their projects to significantly transform the neighborhood and inspire other building owners from their success.

The Victorian row house was a historic resource and required that all appropriate renovations be approved by the local historical board. The resulting plan raised and moved the house forward on the lot, and then renovated and restored it to an appropriate standard. The rear of the lot was developed as a two-story building with a lower floor for retail or a restaurant and the second floor for residential ownership flats. The site area between the front and rear buildings was landscaped as an intimate dining patio with water features and planter boxes.

The mixed-use code allowed the builder of the corner lot to develop the site with an 0.85 floor-to-area ratio without any on-site parking requirements if off-site parking was available nearby. The corner lot was developed as a stepped two-story building with tower feature, balconies, and a landscaped street-corner outdoor café patio sitting area. The building's design was developed to bridge the basic styles, materials, and details found on the older historic buildings as well as some of the materials of the 1960/70s neighborhood buildings. Both the realtor's and builder's parcels were connected with a cross block rear access corridor of a landscaped path that crossed the two adjacent parcels to spur the creation of the first phase of a future pedestrian mid-block passage. The adjacent building owners were supportive of the walkway corridor on their parcels when County Planning officials outlined the benefits of the mixed-use zoning possibilities on their own parcels. The new cross-block corridor terminates at this building and provides access to a new landscaped and modern parking area for the use of both the Victorian and new corner lot users. The parking lot has extra spaces that are rented to local business owners nearby that help to provide more on-street spaces in the area for their customers.

Ownership Structure

Individual ownerships, common project builder, historic grant funding, bank lender funding. County Planning Department negotiated reciprocal parking agreements and cross-block pedestrian access corridor coordination.

Key Standards and Guidelines

1. **Setbacks:** Where a front setback is necessary, hardscape and landscape the area to accommodate uses that keep the public realm active, such as outdoor dining or seating.

2. **Parking:** On-street parking spaces located within 400 feet of the project may be credited to meet up to 50 percent of the minimum required off-street parking spaces. On-street parking allowed by this provision shall not be counted toward the maximum amount of parking allowed.

3. **Mobility and Access:** Mixed-use developments shall provide pedestrian access by connecting internal pedestrian circulation to any sidewalks or walkways on adjacent properties or in the public right-of-way. Locate these access points to make building entryways directly visible from the public right-of-way.

4. **Site Amenities:** Design patios, plazas, mini-parks, squares, and greens to be a proportional size to the project.

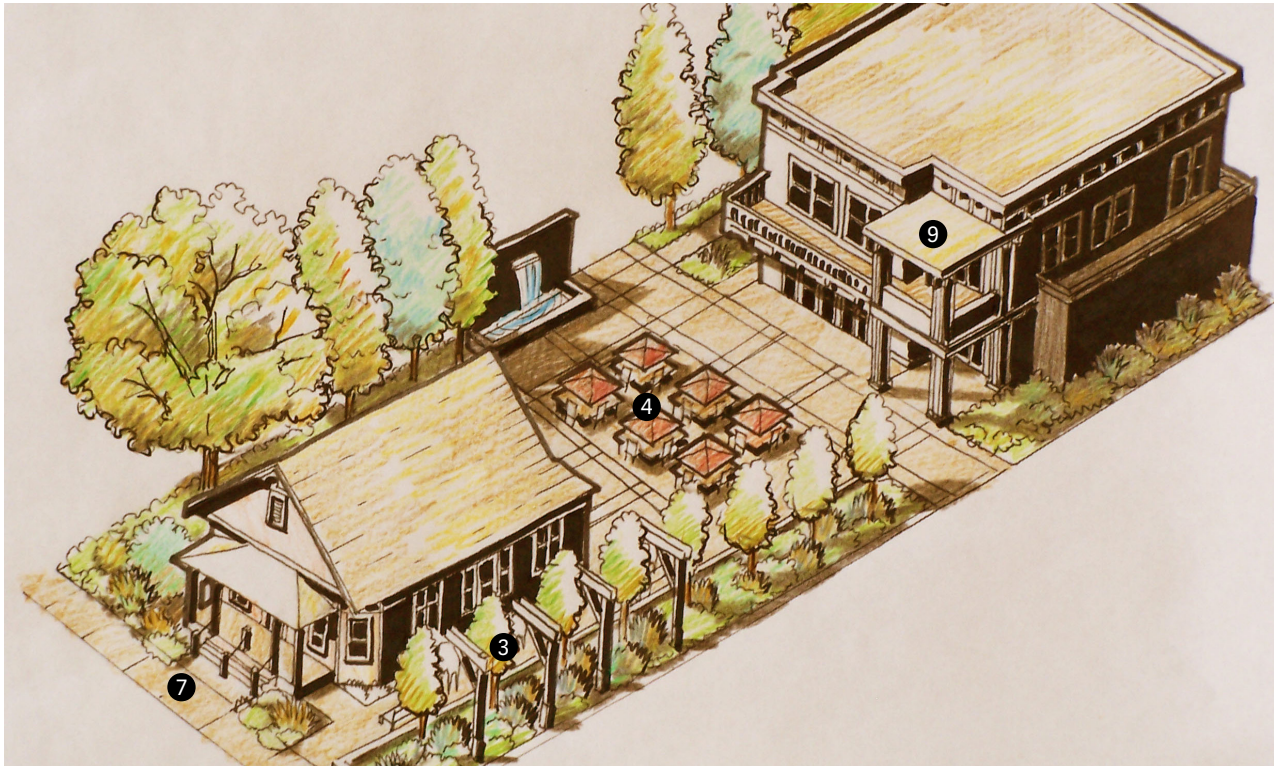
5. **Lighting:** Use light fixtures along streets that contribute to a coordinated, attractive streetscape that works well with street trees, curb cuts, signage, street furniture, and other site amenities.

6. **Windows:** To meet energy standards, specify the use of projecting covers, awnings, or other similar devices or building features, not mirrored, reflective, or tinted glass.

7. **Entrances:** Provide a commercial entrance along the facade that is parallel to the primary street. When located on the corner of a block, mixed-use buildings shall either locate the main entry at the corresponding corner of the structure or provide an entrance that faces each street.

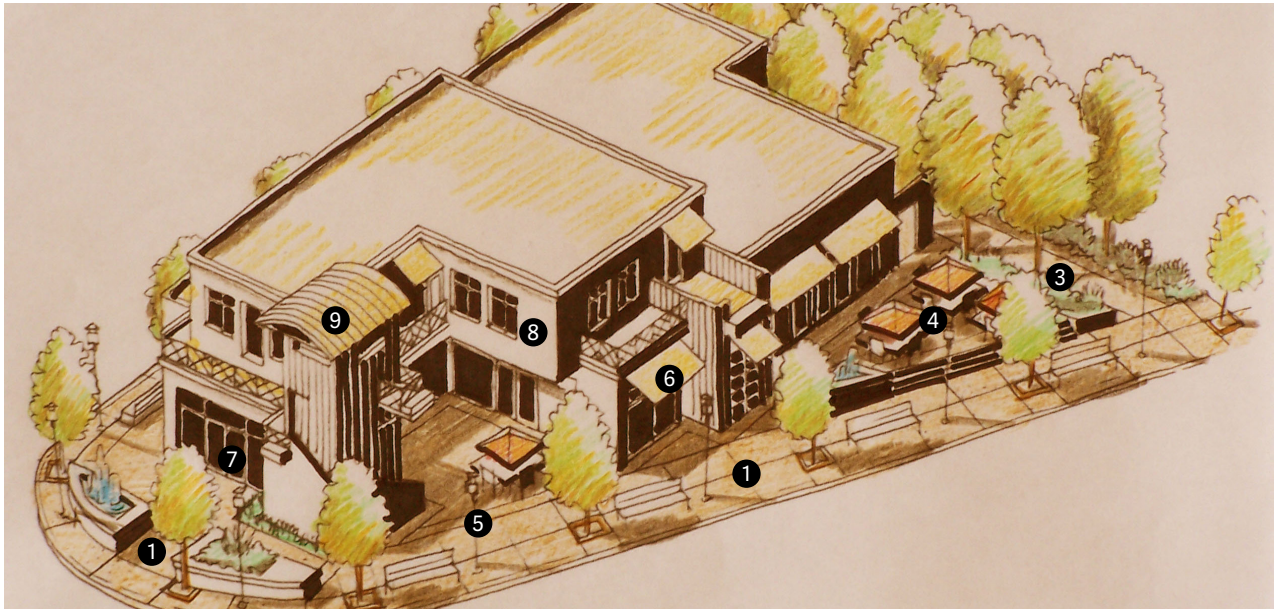
8. **Facades:** On corner lots, wrap facade elements around the building.

9. **Facades:** Use horizontal elements such as porches, balconies, and coursing to break up the vertical mass of the facade wall.



Mid-block Project Summary

- Renovated, historically remodeled, and relocated an existing 1870s Victorian house as open interior structure suitable for a commercial rental function.
- Newly constructed two-story "Victorian-complementary" designed rear zero lot line retail/condo building and courtyard landscape.
- Constructed a mid-block pedestrian corridor linking parcels to an off-site parking lot and public roads.
- Upgraded existing streets with new curbs, sidewalks, lighting, and on-street parking spaces.

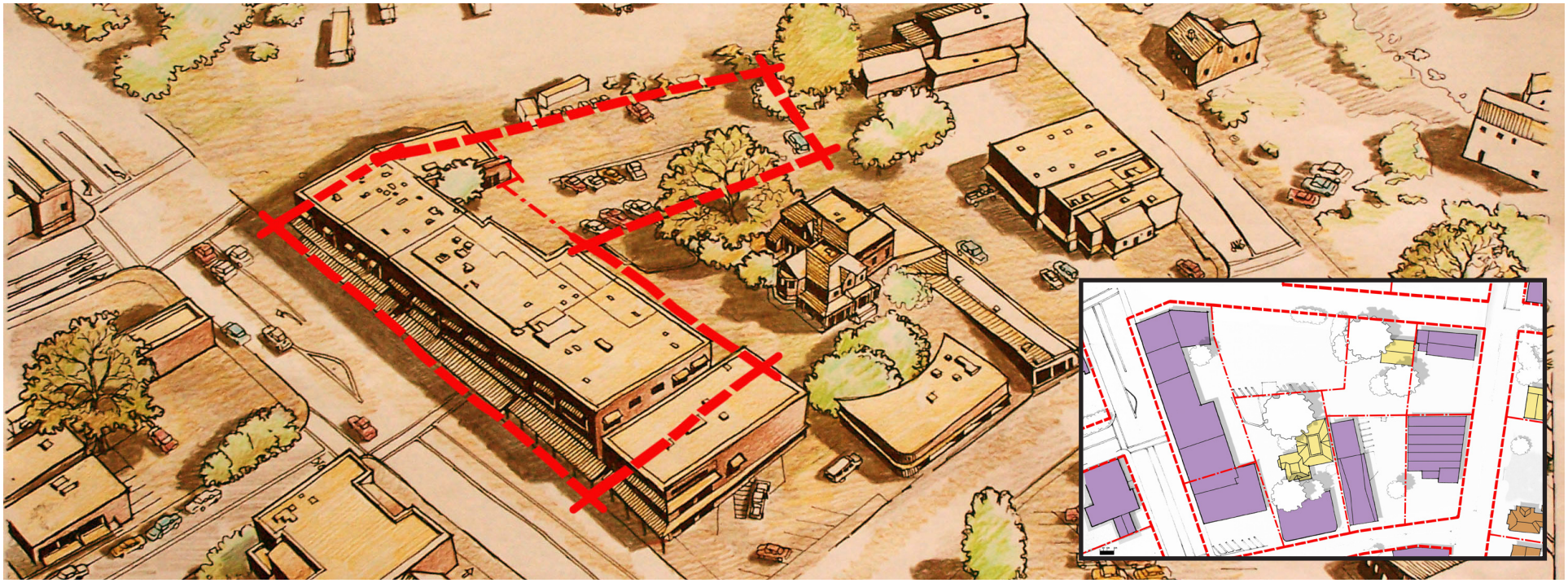


Corner Lot Project Summary

- Removed old parking lot and replaced with upgraded and landscaped lot.
- Constructed a mid-block pedestrian corridor linking parking lot to other parcels in neighborhood.
- Upgraded existing street corner with new curbs, sidewalks, lighting and on-street parking spaces.
- Constructed two-story café/office and apartment building with outdoor landscaped patios.

PROTOTYPE 2

Historic Main Street Conversion

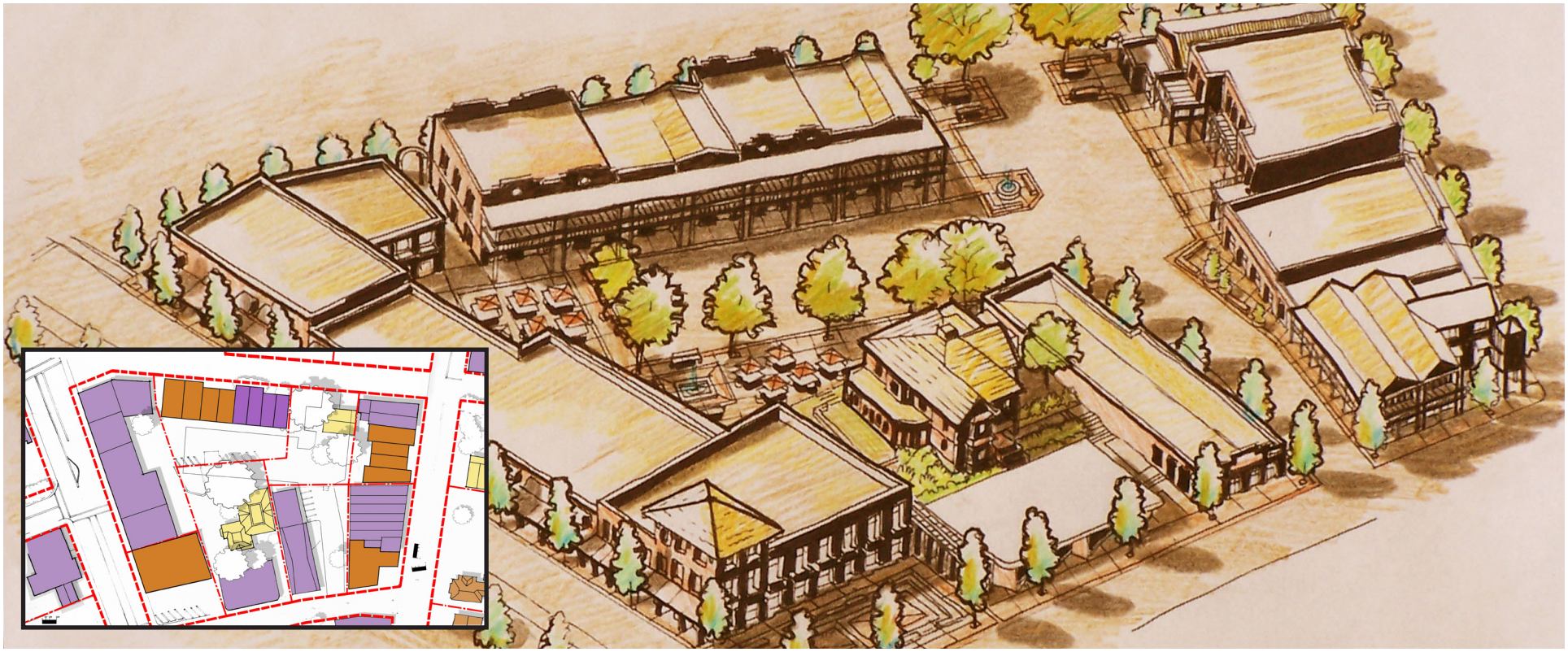


Introduction

This prototype applies to areas typically located near downtown or main street areas and involves the conversion of existing structure(s) to accommodate both residential and commercial uses in a vertical mixed-use format. This prototype includes on-site parking.

About the Neighborhood

This neighborhood is located in a newer area of the example community; most buildings were built from 1950 to 1990. This part of the community is unique as the main commercial street splits into two commercial blocks of buildings used for retail shops, civic structures, fire station/post office, banks and small offices. Unique to this area are small storefront parcels, second story older apartments, alleys with parking lots, and several vacant parcels that offer opportunities for development. Several fragments of older buildings exist alongside repurposed 1980s spare and basic buildings that create an ad-hoc neighborhood without the charm of the historic buildings. Yet, this neighborhood is home to a thriving and active business establishment. Parking is fiercely guarded by each business for their parcel's tenants and customers.

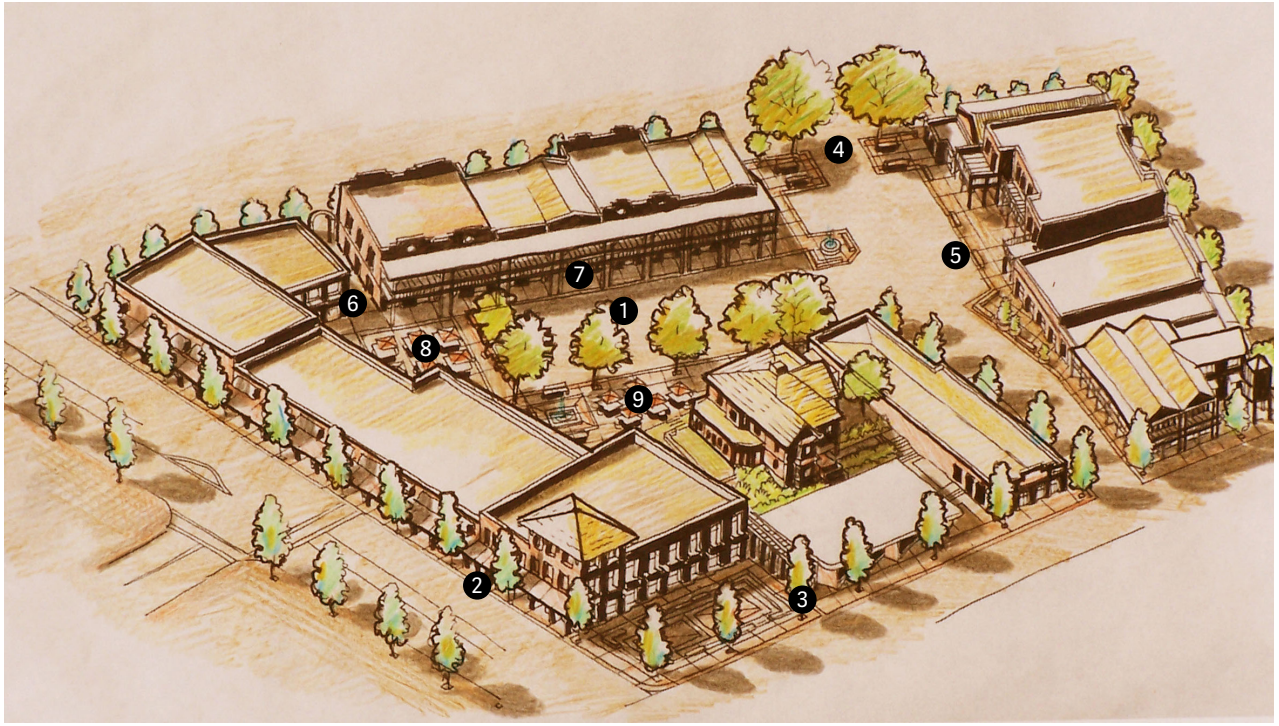


Development Story

A large commercial block in this area was organized into a single master-planned vision by majority of the block's parcel owners. They were seeking a cohesive way to transform the entire block into new uses that would appeal to new users and tenants that could afford higher market-rate rents. The 2008 recession stalled the owner group's original well-intentioned planning efforts and plans were revised to include the housing opportunities of the mixed-use zone for at least 65 percent of the block. New "town-square" apartments were constructed from converted office spaces of two of the larger buildings. Due to fire codes and other contemporary building codes, the buildings were retrofitted into two-story apartments with required separations from retail or office uses in the adjacent buildings. New infill, "active retirement" apartments are planned in the same block for active retired suburban couples that seek an authentic small-town foothill lifestyle in close proximity to services such as cafes, retail, and health care, as well as the County's outdoor recreational options. The owners converted the undeveloped land area of the block's center into parking and landscaping, and they have included "perforated" pedestrian connections to all sides of the exterior neighborhood via patios, courtyards, and gardens paths. The apartment buildings are also planned for a potential hotel use if the apartment use does not succeed in the market.

Ownership Structure

Five majority owners and 11 smaller Individual ownerships, common project builder, historic grant funding, bank lender funding. County Planning Department funding partnerships for the construction of street and utility upgrades and improvements.



Project Summary

- Reconstructed the core block exterior area for parking, landscaping, and full block connections.
- Converted two large two-story office buildings into mid-market rate apartments or hotel units.
- Upgraded existing streets with new curbs, sidewalks, lighting, and on-street parking spaces.
- Constructed one two-story apartment building with outdoor landscaped patios.
- Upgraded the exterior facades (windows, siding, details, and signage) of all sides of block perimeter.

Key Standards and Guidelines

1. **Lot Dimensions and Coverage.** Locate parking lots behind buildings, where possible, and to the side of buildings when a rear parking lot is not feasible.

2. **Setbacks:** Place buildings at the front of lots and leave room at the back of the lot for parking and other site amenities.

3. **Landscaping:** Design site landscape treatments to be attractive, with a consistent design throughout the project.

4. **Parking Lot Design:** Design parking access points to minimize conflicts with pedestrian traffic. Shared drives are encouraged and curb cuts should be located away from intersections.

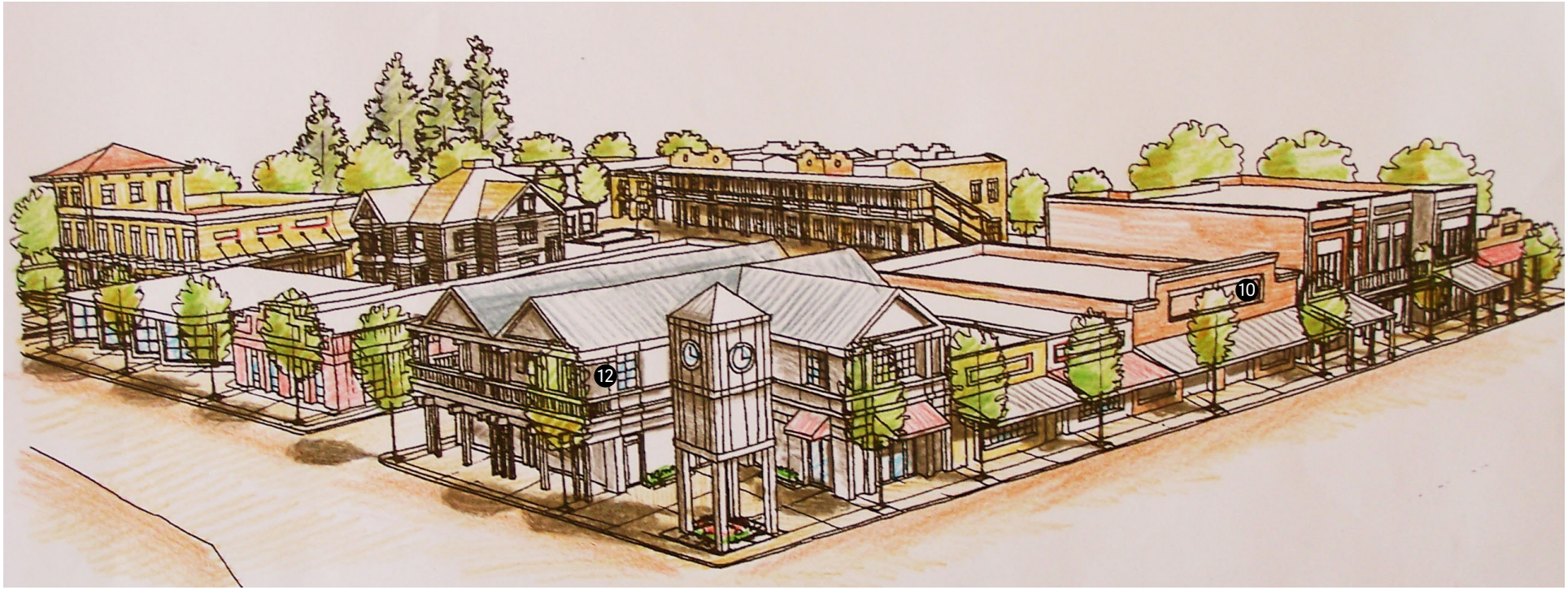
5. **Parking:** The use of shared parking may be allowed when the project is under the control of a single owner/developer; contains commercial, retail, office, institutional, or public uses with staggered peak parking demands; and the site is arranged so all uses can share a parking lot.

6. **Mobility and Access:** Mixed-use developments longer than 300 feet shall provide a mid-block pedestrian pass-through. Design the pass-through to be safe and visually interesting. Pedestrian pass-throughs shall not be enclosed or locked. Alleys and service areas shall not be considered pedestrian pass-throughs, although alleys may be designed with pedestrian walkways.

7. **Mobility and Access:** Design buildings to include arcades in areas where they are common. If a new mixed-use building is adjacent to a building with an arcade, design the building to continue the adjacent arcade.

8. **Site Amenities:** Ensure site amenities are visible and easily recognizable as an area that encourages outdoor assembly. Site amenities may be framed by a view corridor, be placed on a high point, or be visually related to a multi-use trail or other walkway.

9. **Site Amenities:** Design patios, plazas, mini-parks, squares, and greens to



be a proportional size to the project.

10. **Signage:** Integrate signs carefully within the site, landscape, and architectural design context. Make size, shape, and proportions of the signs compatible with the size and scale of the surroundings, and do not obscure other design features of the site.

11. **Windows:** Mixed-use buildings shall be designed with windows comprising 60 percent of the street-facing building facade between two feet and eight feet in height.

12. **Windows:** Design upper story windows to complement the historic character of the communities (e.g., use smaller windows and divided lites).

PROTOTYPE 3

Cottage or Multi-family Addition

Introduction

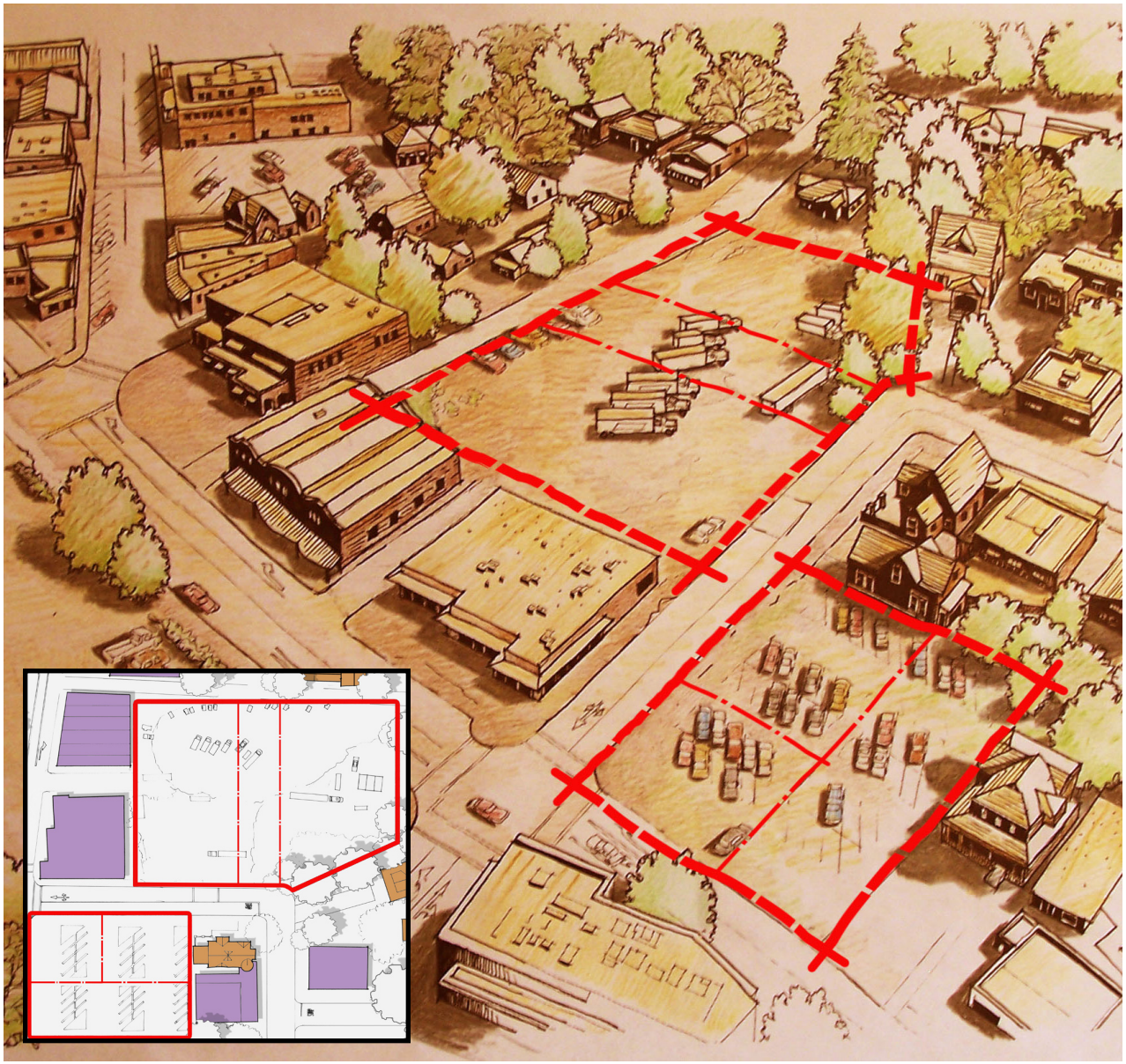
This prototype applies to a village, downtown, or main street area and includes the development of small groupings (4 to 12) of attached or detached residential structures (700 to 1,200 square feet), fronted by a commercial use or a horizontal mixed-use structure. This prototype includes reciprocal and/or flex parking, either on- or off-site.

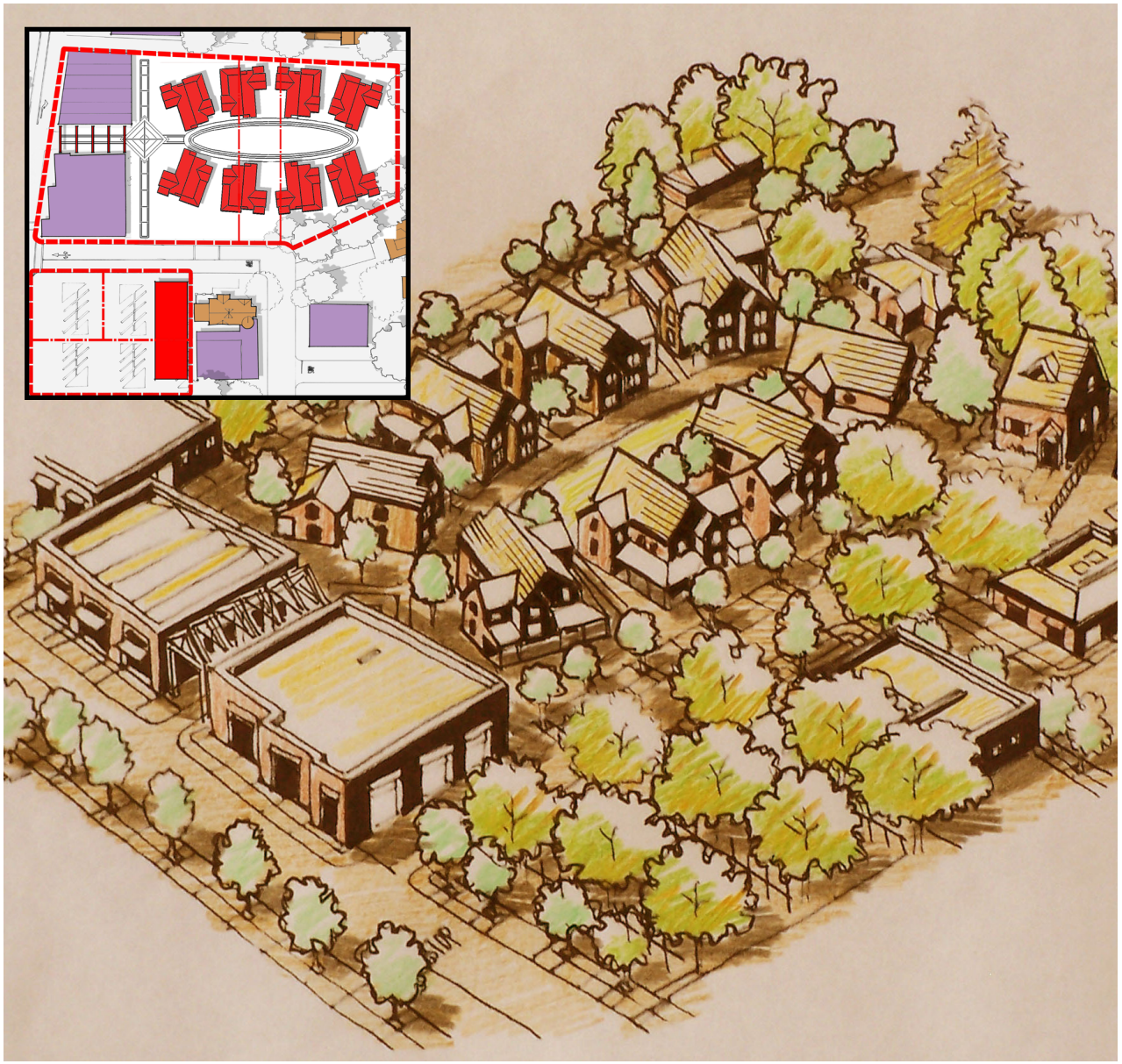
About the Neighborhood

This neighborhood is on a small commercial street that is directly adjacent to a well-tended, leafy, 1930s neighborhood of small single family bungalows and front yard homes. A popular neighborhood, the area supports a range of family types. This residential area has direct walkable linkages to a commercial street with a range of smaller buildings. The commercial street has a variety of empty or underutilized land plots that effectively have constrained development for decades due to their odd shapes, sizes, or locations. Parking requirements of conventional zoning codes have further inhibited development.

Development Story

Two local land owners came together with a vision for the development of their adjacent underutilized land. One was the owner of a long established small business on the commercial street who owns two buildings side-by-side and one vacant parcel of land





in back that is rented for a truck storage yard and a parking place for his customers and staff. The other owner was a small local developer that purchased two vacant parcels adjacent to the building owner's truck storage rental yard and three small vacant lots on the main commercial street next to his partner's two small commercial buildings. The combined three parcels are paved over by a poorly maintained parking lot that is day-rented and used for hourly parking by several businesses in the neighborhood.

The developer and the business owner partnered to assemble the various parcels into one holding, build eight small village homes and a common central landscaped park, and redevelop the two commercial buildings into multi-tenant office and retail rental spaces. The business owner moved his shop into a more efficient space within one of the renovated buildings. The cottages and commercial buildings share pedestrian connections to the commercial street and to the older residential leafy neighborhood. The mixed-use code allowed the parking for the cottage homes and the commercial buildings to share a newly upgraded and landscaped parking lot in the place of the older rented parking lot. The back of the parking lot has garages for eight cars, one for each cottage unit. On-street parallel parking was added to the inventory of public parking spaces along the newly upgraded local streets on each side of the cottage development. Sidewalks, street lights, and crosswalks were also added.

Ownership Structure

Limited partnership that combined each owner's land and building equity, conventional bank and SBA 504 funding for commercial building renovations.

Project Summary

- Renovated and remodeled two existing 1940s commercial buildings and a landscaped forecourt.
- Removed old parking lot and replaced with upgraded and landscaped lot and eight-car garage structure.
- Upgraded existing streets with new curbs, sidewalks, lighting, and on-street parking spaces.
- Constructed eight cottage homes, common landscaped core and connection pathways.

Key Standards and Guidelines

1. **Lot Dimensions and Coverage:** Locate parking lots behind buildings, where possible, and to the side of buildings when a rear parking lot is not feasible.

2. **Setbacks:** Design buildings with commercial uses at the back edge of the public sidewalk in a "zero lot line" configuration, except as necessary to allow room for outdoor seating and service areas, outdoor sales and displays, landscaping, emphasized entryways integral to the building design, and similar pedestrian and customer amenities. If the historic context includes large setbacks, or if the site is constrained, a different setback may be considered.

3. **Setbacks:** For residential structures use the area between the property line and the front of the building to provide space for privacy, landscaping, private courtyards/open areas, emphasized entryways integral to the building design, and similar residential amenities.

4. **Parking Lot Design:** Provide parking lot trees as follows: at least 1 tree for every 8 parking spaces in lots with 48 spaces or fewer; and at least 1 tree for every 10 spaces for parking lots with 49 spaces or more.

5. **Parking Lot Design:** Distribute trees evenly throughout the parking lot to create a canopy effect in the parking lot and locate trees to divide and break up expanses of paving and long rows of parking spaces.

6. **Parking:** On-street parking spaces located within 400 feet of the project

may be credited to meet up to 50 percent of the minimum required off-street parking spaces. On-street parking allowed by this provision shall not be counted toward the maximum amount of parking allowed.

7. **Signage:** Design signs to create and enhance a rich pedestrian and interpretive experience. Design signs to de-emphasize the importance of the automobile.

8. **Signage:** Locate signage at the primary entrances of buildings and parking lots.

9. **Lighting:** Lighting of commercial uses adjacent to or within the immediate vicinity of residential uses shall be designed with fixtures and poles that illuminate commercial uses while eliminating light spillover into residential areas.

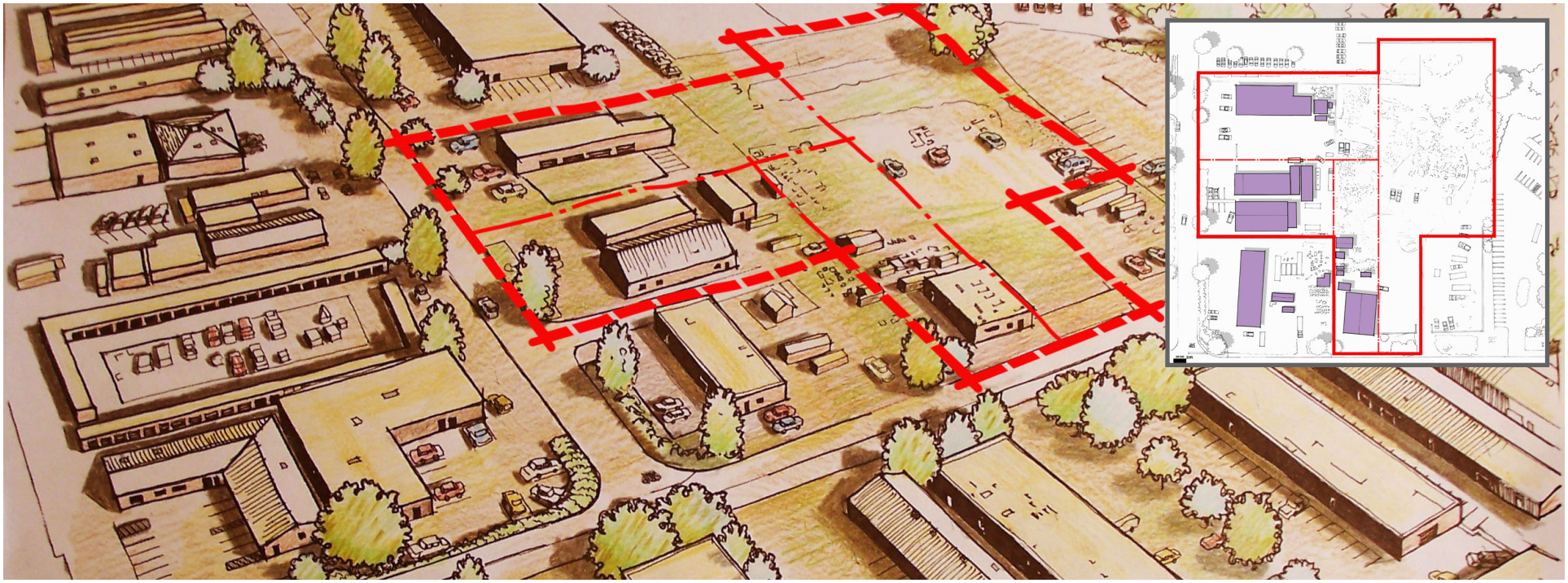
10. **Noise and Odor:** Locate trash receptacles far from residential uses to minimize the nuisance of refuse odor to residents.

11. **Windows:** To meet energy standards, specify the use of projecting covers, awnings, or other similar devices or building features, not mirrored, reflective, or tinted glass.

12. **Entrances:** Make the primary public entry to the building visually obvious through the use of architectural treatments such as differing colors or materials, arches or arcades, covered walks, arbors, signs, or protecting canopies.

PROTOTYPE 4

Small-scale Phased Development

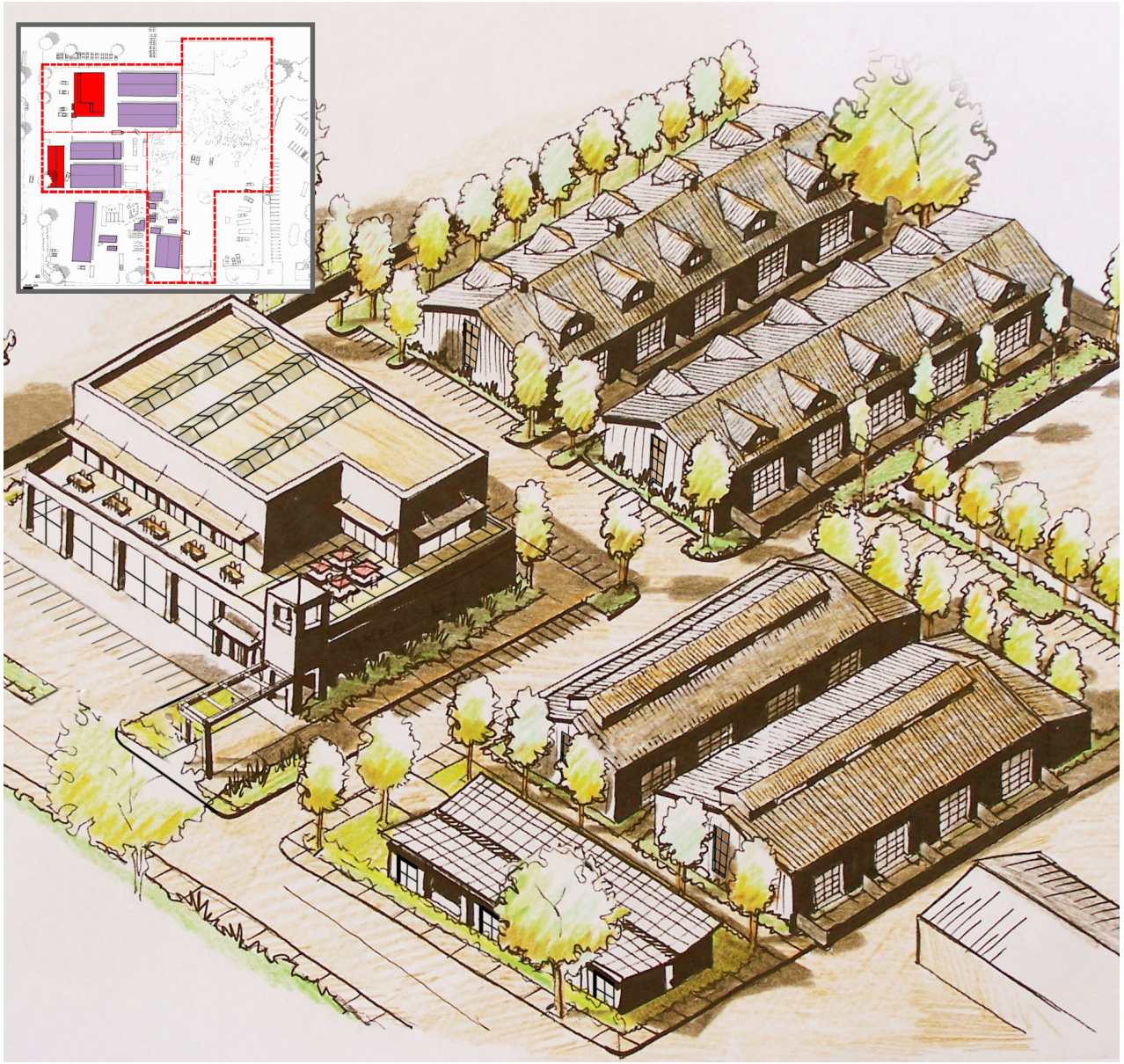


Introduction

This prototype applies to largely developed areas and involves the development of a vacant parcel in a vertical mixed-use configuration. The parcel would be developed in phases in order to reflect realities of real estate economics in the region. This prototype includes a mix of one- to three- story structures and include on-site or on-street parking.

About the Neighborhood

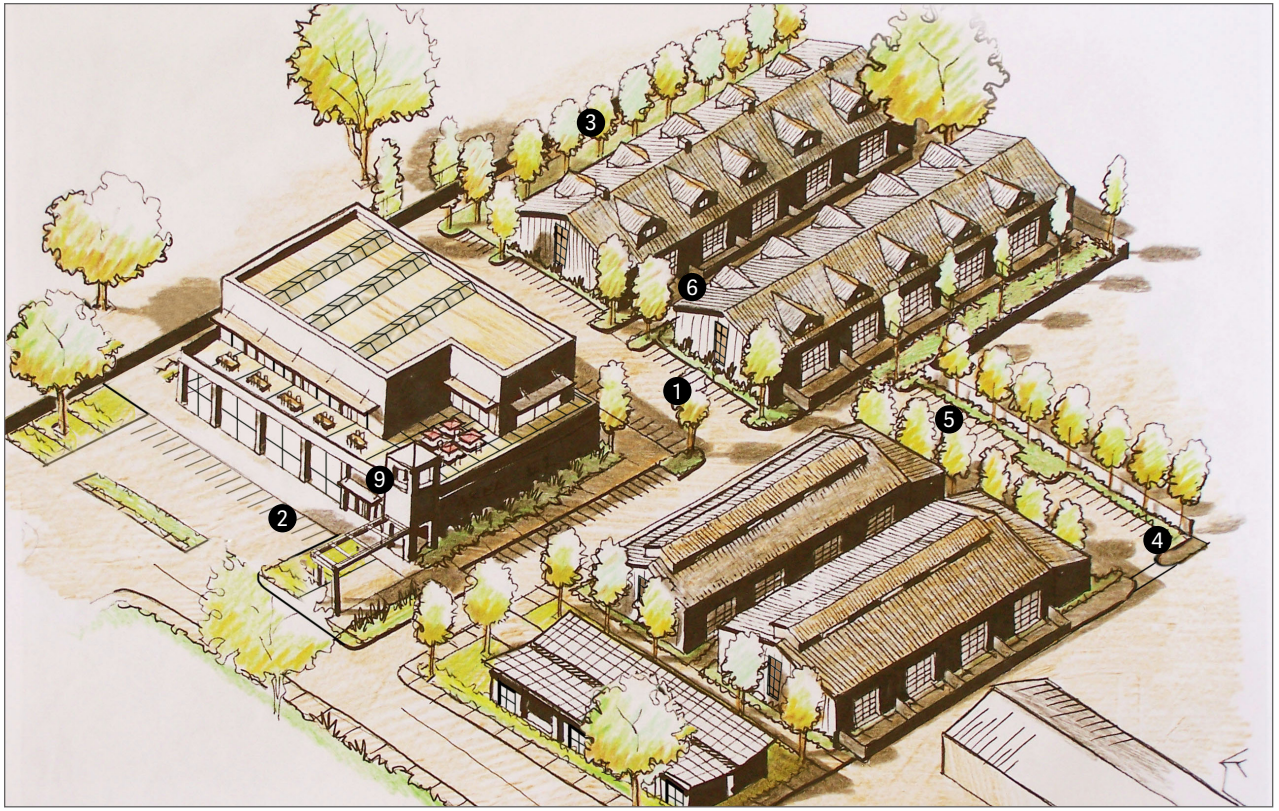
This neighborhood is the workhorse for the town – a place of 1940s to 1960s metal shop buildings, abandoned industrial forestry and milling operations, utilitarian warehouses, large underutilized gravel paved storage yards, and more recent concrete "tilt-up" type industrial buildings. The neighborhood, while being business-oriented, has become a favorite shop space for local craftspersons, artists, and specialty food makers, such as a small brewery/ distillery, and a backstage home for a few wine makers that source grapes from foothill vineyards. Increasingly, many of these shop owners have renovated the interiors of warehouses into alternative lifestyle loft-style apartments with coffee bars, bike racks, and even a rock-climbing fitness center – all behind roll-up industrial metal doors. The district topography is flat, largely undeveloped, and benefits from its edge-of-town proximity to regional roads and linkages to a freeway several miles away. Overlooked for decades, the district is in an ideal location with close proximity to the primary small commercial street and the popular leafy neighborhood of small well-tended homes.



Development Story

The long-time owner of several warehouses and parcels retired after scaling down his 40-year catalog contract furniture-making operation. He had begun to market his five warehouses as rentals when he was contacted by a Bay Area craft beer brewer that was planning to relocate his operation and staff to a less-expensive and scenic Sierra foothills community. The brewery owner was familiar with several renovated warehouse projects in the Bay Area that were transformed into innovative "industrial-artist" loft apartments and homes. After discussions the warehouse owner decided to invest his equity as a full owner of the parcels and buildings into the beer-making operation. Together, they planned a transformation of the entire site into a newly formed district named after the signature beer, "Route 49."

The mixed-use standards allowed the entire 12.5 acre multiple-parcel site to be constructed in phases as long as some housing was included as a part of the initial phase. Phase one cleared and cleaned the existing warehouses, added underground utilities, and constructed the large metal-sided brewery building with its tasting roof deck. Phase two transformed the adjacent front two warehouses into eight mezzanine-filled apartments with outdoor patios and landscaping. Phase three transformed the rear large warehouses into twenty "live-work" loft apartments with landscaping, additional parking lots, and site landscaping. Phase four constructed a new showcase building for three small craft food makers that relocated to produce and market their hand-made products in the building and on a large rear



Project Summary

- Renovated and remodeled four large metal warehouse buildings into multi-unit apartment buildings with outdoor landscaped patios.
- Upgraded existing 12.5 acre site with new utilities, parking and landscaping.
- Constructed one two-story industrial metal brewery building, offices, sandwich bar, tasting exterior deck.
- Constructed one single story industrial metal building for retail and specialty food production.

plaza and seating area. The brewmaster lives in an apartment in one of the warehouse buildings and the retired warehouse owner ended up crafting all of the project's cabinets and specialty items; he also brought in several local area tradespeople to weld custom windows, doors, and the other elements used in the warehouse-to-loft housing transformations. The project has sparked new energy to the neighborhood and several other warehouse owners are planning similar transformative projects that appeal to the community's young population and new transplants that have moved to the area from outside the county.

Ownership Structure

Limited partnership that combined each owner's land and building equity, conventional bank and SBA 504 funding for commercial building renovations. Owner cash investments.

Key Standards and Guidelines

1. **Lot Dimensions and Coverage.** Locate parking lots behind buildings, where possible, and to the side of buildings when a rear parking lot is not feasible.
2. **Setbacks:** Where a front setback is necessary, hardscape and landscape the area to accommodate uses that keep the public realm active, such as outdoor dining or seating.
3. **Setbacks:** For residential structures use the area between the property line and the front of the building to provide space for privacy, landscaping, private courtyards/open areas, emphasized entryways integral to the building design, and similar residential amenities. Landscaping: Emphasize building entrances with special architectural and landscape treatments.
4. **Parking Lot Design:** Design for continuous circulation within a parking lot

that requires drivers to back out when no spaces are available.

5. **Parking Lot Design:** Distribute trees evenly throughout the parking lot to create a canopy effect in the parking lot and locate trees to divide and break up expanses of paving and long rows of parking spaces.

6. **Mobility and Access:** Mixed-use developments shall provide pedestrian access by connecting internal pedestrian circulation to any sidewalks or walkways on adjacent properties or in the public right-of-way. Locate these access points to make building entryways directly visible from the public right-of-way.

7. **Windows:** Mixed-use buildings shall be designed with ground floor windows so their bottom edge is located no more than three feet above the adjacent sidewalk.

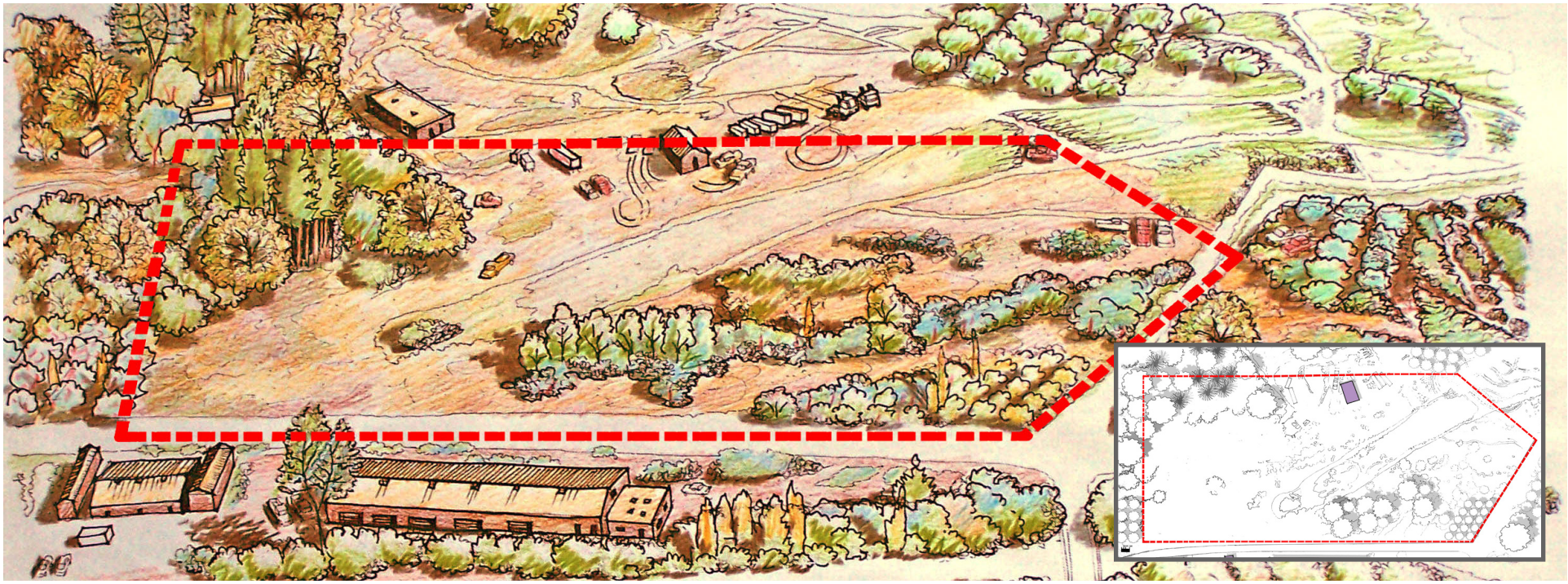
8. **Entrances:** Provide a commercial entrance along the facade that is parallel to the primary street. When located on the corner of a block, mixed-use buildings shall either locate the main entry at the corresponding corner of the structure or provide an entrance that faces each street.

9. **Entrances:** Make the primary public entry to the building visually obvious through the use of architectural treatments such as differing colors or materials, arches or arcades, covered walks, arbors, signs, or protecting canopies.

10. **Facades:** Use horizontal elements such as porches, balconies, and coursing to break up the vertical mass of the facade wall.

PROTOTYPE 5

Large-scale Phased Development

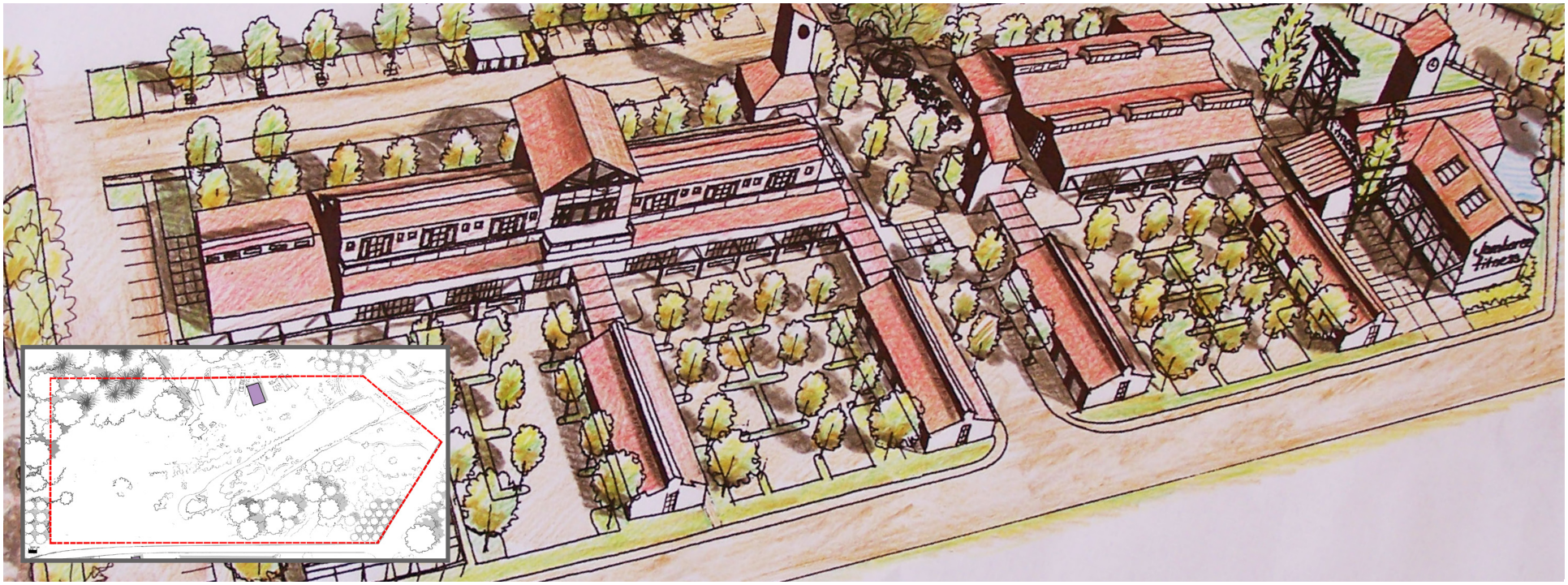


Introduction

This prototype demonstrates the development of large vacant parcels or groupings of parcels in a vertical and horizontal mixed-use configuration. The development would occur in phases in order to reflect realities of real estate economics in the region. This prototype includes a mix of one- to three- story structures, new streets/right-of-way/public spaces, and parking on streets and in lots within 300 feet of development.

About the Neighborhood

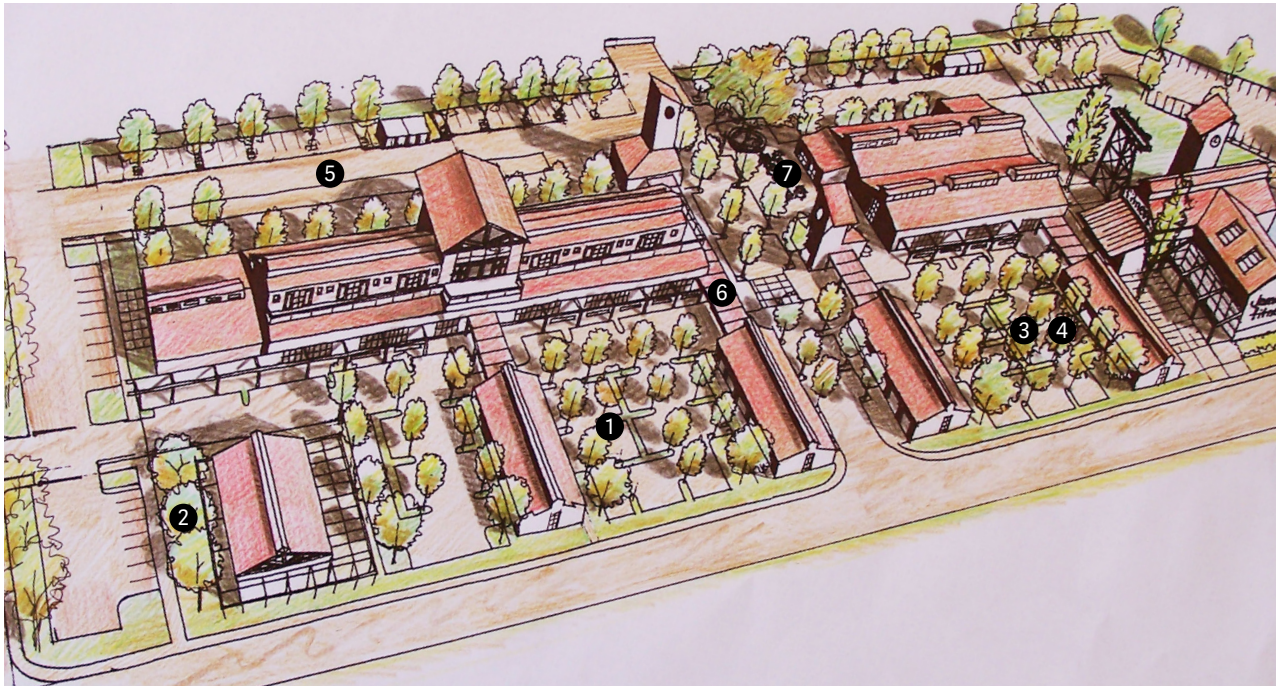
This large, "greenfield" 22-acre site is located on the other side of the Southern Pacific railroad track that for decades has acted as a barrier that has restrained the example community's growth and expansion opportunities. Owned by a local logging and forest products corporation, the parcel was the historic staging and railcar loading area for milled lumber that was brought to the site from the company's other regional locations, and then packaged and loaded onto rail cars for shipment. Changes in the marketplace for lumber ended the company's local operations and the site was cleared. The bare site was held for future investment by the company for over a decade in anticipation of future real estate development and town growth.



The geography of the site is located on a gentle slope that is visible from most of the town. Due to this visibility, suburban-type regional retail center developments have found no support in the community. The site and its adjacent areas are in the path of growth and considered an important opportunity to influence new developments in the town in ways that are unique to the region's lifestyle and character. Due to the railroad track proximity, traditional for-sale housing and similar development uses had limited the parcel to a single commercial use.

Development Story

When the new mixed-use standards were established by the County, the parcel owners saw an opportunity to start over with their development planning. They conceptualized a cost-effective, uniquely-styled, and phased development of twelve railroad shed-styled buildings on a rustic but lushly landscaped site with exterior courtyards, patios, and trellis-covered overhead patios. The design they created drew inspiration in equal parts from traditional farmer's markets, fruit-packing shed, timber-frame railroad shops, and festival marketplaces. Materials included red corrugated metal roofs, wood board and batten siding, large industrial metal windows, and sliding barn type doors and raw interiors. The project has two phases. Phase one split the parcel down the middle. This created a ten-acre site and parking area for three roadside shed-styled buildings, a corner destination restaurant building, and a main building with a large 40,000 square foot floorplate main building. This building included 24 loft apartments with private view balconies, open-beamed rustic ceilings, and interior mezzanines. The ground floor is occupied by several retailers, a café, a regional supermarket's new "micro-market" concept store, and the new



Project Summary

- Developed bare parcel with utility infrastructure, roads, and public road modifications and upgrades.
- Built phase one, a 10-acre area of the parcel, to fully improved condition.
- Constructed one 40,000 square foot, two-story apartment and commercial building with outdoor landscaped patios.
- Constructed four 12-15,000 square foot retail/restaurant buildings with outdoor landscaped patios.
- Extensively landscaped and detailed the site with a forward-thinking design character and flexible layout.

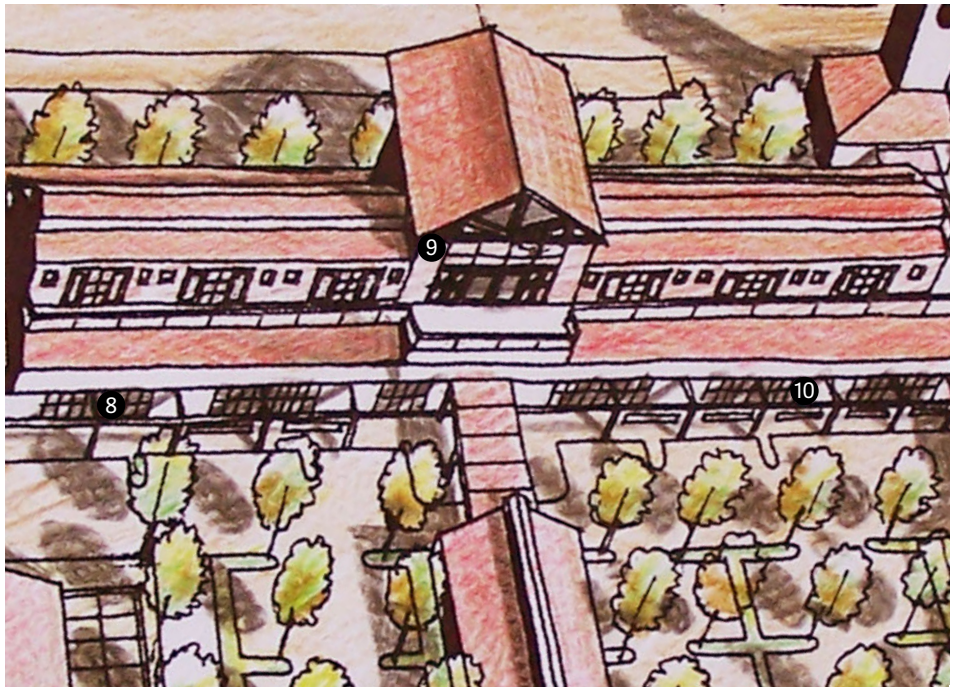
"Sierra Fitness Jamboree" – a fitness center concept that uses a jamboree-styled terrain of boulders, timber poles, rope walks, pools, and nature-inspired obstacle courses as equipment. The second 12-acre phase of seven buildings will expand the concept and allow additional uses, including up to 30 more apartments. Although railroad noise was a limiting development concern, there is generally no horn sound as the railroad does not operate their horn except in emergencies. Owners of the apartments state that the apartments have a long waiting list from the target middle-income demographic in the community who are seeking a more unique lifestyle than found in traditional garden apartments complex. Open-air parking for apartment residents is located in the rear of the site and is secured by a card-key gate specifically for tenant use. Landscaped areas include bioswale planters in the parking area, lush plantings of foothill native species, mature relocated oak trees, stained concrete paving, and reclaimed lumber for some building siding. The project earned a LEED silver ranking.

Ownership Structure

Corporate structured partnership between original forest products company and a regional development company. Institutional venture funding. Professionally managed and operated. County and Southern Pacific Railroad operational agreements.

Key Standards and Guidelines

1. **Lot Dimensions and Coverage:** Locate parking lots behind buildings, where possible, and to the side of buildings when a rear parking lot is not feasible.
2. **Landscaping:** Design site landscape treatments to be attractive, with a consistent design throughout the project.
3. **Parking Lot Design:** Distribute trees evenly throughout the parking lot to create a canopy effect in the parking lot and locate trees to divide and break up expanses of paving and long rows of parking spaces.
4. **Parking Lot Design:** Provide parking lot trees as follows: at least 1 tree for every 8 parking spaces in lots with 48 spaces or fewer; and at least 1 tree for every 10 spaces for parking lots with 49 spaces or more.
5. **Loading:** Design internal streets and driveways to accommodate vehicles commonly used for loading and unloading.
6. **Mobility and Access:** Large-scale mixed-use developments shall provide



an on-site system of pedestrian walkways, sidewalks, and bikeways that provide continuous access to all land uses within a project site and to land uses on adjacent properties.

7. **Site Amenities:** Design patios, plazas, mini-parks, squares, and greens to be a proportional size to the project.

8. **Windows:** Mixed-use buildings shall be designed with windows comprising 60 percent of the street-facing building facade between two feet and eight feet in height.

9. **Facades:** Design new infill buildings to reflect traditional design patterns of adjacent buildings. Creative interpretations of traditional elements are encouraged.

10. **Ceiling Height:** Design buildings with floor-to-floor heights similar to those in nearby historic buildings.

This prototype shows how large-scale mixed-use projects can reflect the industrial heritage of an area and create a pedestrian-oriented environment. The photo above shows project that accomplished both successfully.

Next Steps and Implementation Recommendations

Introduction

The publication of this document is an important step toward encouraging mixed-use development in the communities of El Dorado County. Taken together, they provide a nuanced framework for designing mixed-use developments. They also set the stage for further action by the County to promote mixed-use development described in "Next Steps" below. For example, the standards and guidelines in this manual are designed to be adapted in a community plan process. They can also be modified to support form-based codes if the County wishes to pursue that option for regulating development.

This section provides recommendations for subsequent actions the County can take to improve the regulatory setting for mixed-use development.

Next Steps

Community Plans

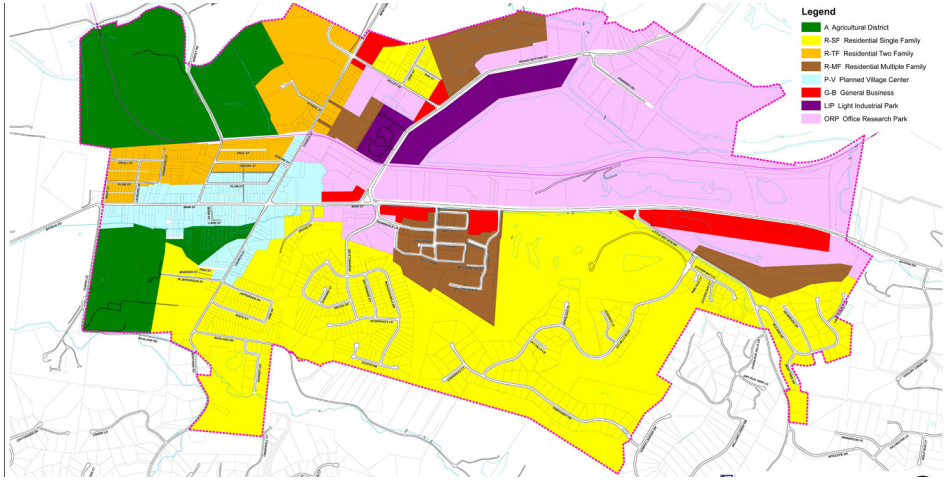
The standards and guidelines in this manual are designed to be applicable for all areas in El Dorado County zoned to allow mixed-use development, with

special attention given to areas where most of this zoning occurs. This includes the communities of Georgetown, El Dorado, Diamond Springs, Camino, Pollock Pines, and Shingle Springs. Though these standards and guidelines will work well for all of El Dorado County's communities, residents may decide they would like more input on the design and development of their individual communities.

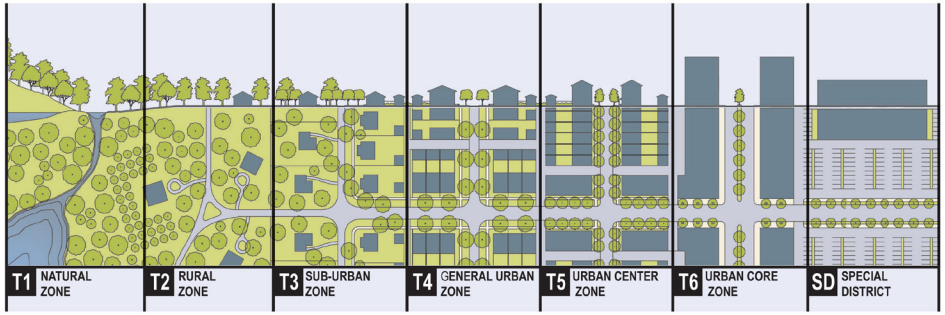
To customize the standards and guidelines and create new policies in the General Plan, residents could initiate a community planning process. Through the planning process, residents would define the boundaries of the community, establish a vision for the future, and develop general plan policies, new or revised zoning standards, and design guidelines to achieve their vision. Community members may decide to create mixed-use overlay zones that apply to entire areas, instead of using the mixed-use zoning districts in the Zoning Ordinance. Mixed-use overlay zones could allow for more clarity and flexibility in mixed-use development without the effort of future rezoning to allow for mixed-use development. The community would work in cooperation with El Dorado County planning staff on the community plans, and the County Board of Supervisors would adopt the completed community plan. The standards and guidelines in this manual are written with community plans in mind. They are clear and simple, and make an excellent starting point for community revisions, additions, and deletions.

Form-based Codes

Form-based codes use the physical form of the building, not the building's use, as the organizing principle of the development standards in the Zoning Ordinance. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Form-based codes work well for mixed-use development because they are not based on the idea that different uses should remain separate. As long as the mixed-use development adheres to the standards for building form, massing, and relationship, it is allowed by right. The standards and guidelines in this manual serve as a bridge between the typical Zoning Ordinance standards for mixed-use development and any future adoption of form-based codes. These standards require and guidelines recommend mixed-use developers carefully consider form, massing, and context when designing a mixed-use development, while still maintaining the traditional system of zoning. If El Dorado County decides to use form-based codes, everyone involved in the mixed-use development process will already be used to the concept and its impact on mixed-use projects.



Typical zoning ordinances divide the land in a community by use, shown in the example above. To accommodate mixed-use development, communities can create mixed-use zones, allow mixed-use development in certain districts, or create mixed-use overlay districts.



Many form-based codes use a transect like the one above. Land is zoned by intensity and building form, not use. Mixed-use development is allowed by default.

Other Recommendations

The County can use the recommendations in this section as additional tools to encourage mixed-use development. Unlike the "Next Steps," the recommendations do not need to be implemented in any particular order.

Adopt Historic Preservation Standards and Guidelines

Many of the structures in El Dorado County are historically significant and contribute to the character of the county and its communities. Developers may propose a mixed-use project on a site with a historic building. Currently, buildings on a site within a historic design review combining district would need to go through the design review process for any mixed-use project on that site. This process can slow the development process and make mixed-use development less attractive to developers. The County could adopt historic preservation standards and guidelines that would give developers a clear idea of what development is appropriate for sites with historic buildings. The County could retain the design review process, but the developer could enter the process with more confidence in their project. Alternatively, the County could eliminate the design review process if a project complied with enough of the historic preservation guidelines.

The developers of this building retained the historic facade while rebuilding the rest of the structure. New historic preservation standards could allow this modification to preserve historic character while removing barriers to mixed-use development.

Implement Performance Standards

Residents who live near commercial centers may object to any new mixed-use development. To ease their concerns, the County could adopt performance standards to measure and control noise, parking, lighting, and other development-related concerns. These standards would focus on the perceived impacts or concerns, like traffic or parking, rather than specific occupations or uses, to avoid the subtle bias that can sometimes arise.

Conduct Parking Supply and Demand Studies

Despite their small populations, parking demand in El Dorado County's communities is high. Many old buildings do not have their own parking lots, so on-street parking is often at a premium, even in districts where angled or perpendicular parking is the norm. Businesses place signs in front of on-street spaces to claim them and prohibit patrons of other businesses from using them. To sort out the parking issues in El Dorado County, the County could conduct a study of all available parking in downtown and commercial districts, and implement a parking management plan or "park once" district to encourage shared parking and to use parking more efficiently. When parking is developed at appropriate levels, uses can be more compact, and the community can add design amenities like streetscaping, which makes business locations more attractive.

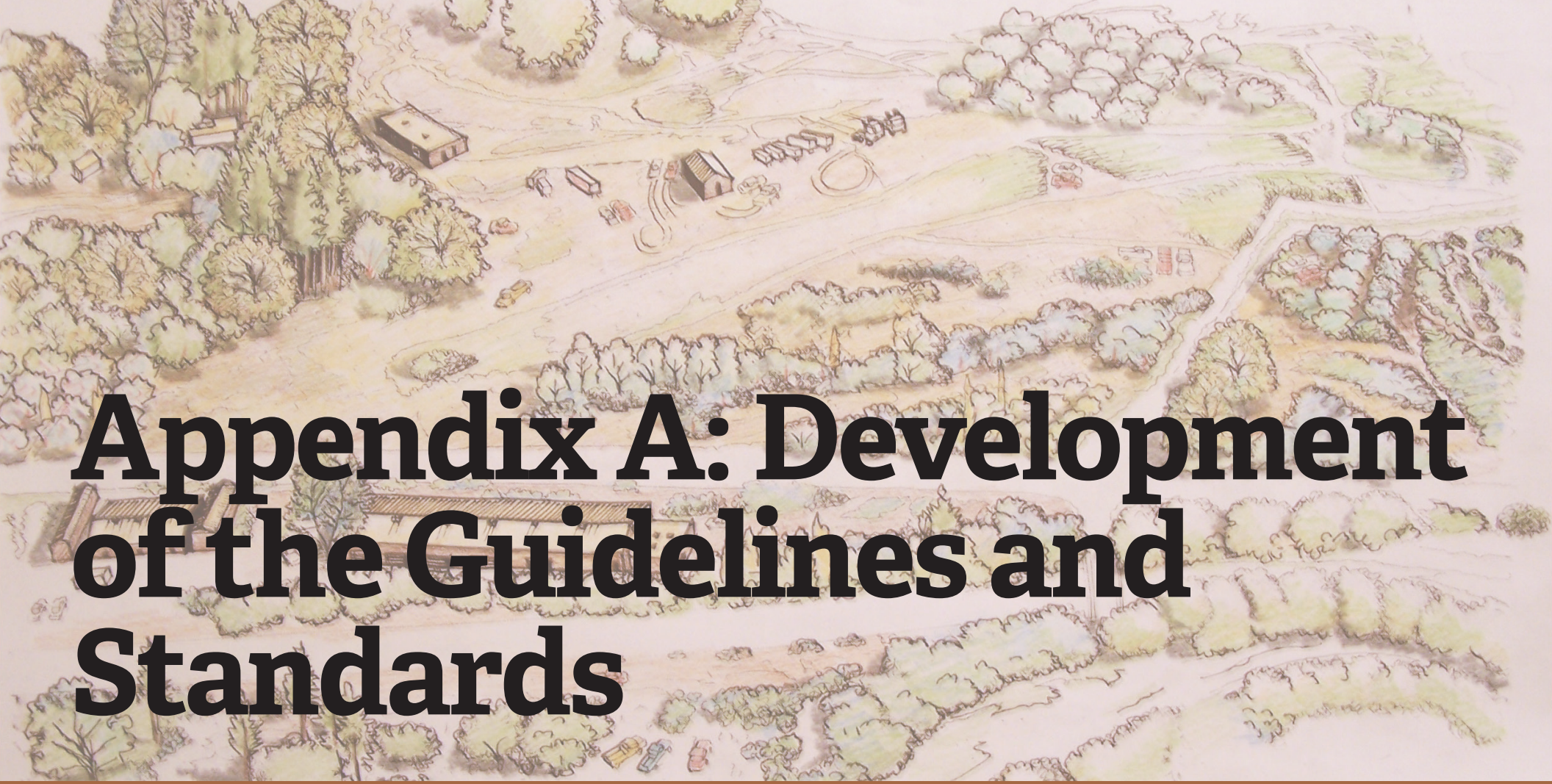
Reserved parking signs are common in El Dorado County's communities, even in parking lots.

Offer Limited Time Only Incentives

Mixed-use development, even with the aid of this manual, may not be planned and built in a timely manner. Incentives may be used to encourage and facilitate mixed-use development. Incentives could include a reduction or elimination of systems development charges, density bonuses, or parking requirement reductions. However, even incentives may not be enough to encourage a significant number of new projects. Some developers may assume that the incentives will be around forever and won't consider a project in the near future. To make incentives a catalyst for projects, the County should consider offering incentives for a limited time. The time frame could be for three to five years, and only apply to one community at a time. This time and location focus would concentrate developer interest and result in substantial, cohesive change for the targeted community.

Review the Design and Improvement Standards Manual

El Dorado County can help developers of mixed-use projects by ensuring streets, sidewalks, and related public areas provide safe and convenient access via walking and bicycling. El Dorado County's Design and Improvement Standards Manual sets the engineering standards for public property, including standards for street and road design. County staff should compare the standards for street design with the guidelines and standards in this manual to determine if the street design standards are supportive of mixed-use development. Special attention should be paid to the minimum right-of-way widths for streets, street design detail drawings, and internal subdivision street layouts. Staff may also amend the Design and Improvement Standards Manual to include standards and detail drawings for mid-block pedestrian crossings, mid-block pedestrian walkways (paseos), roadside bioswales, and alleys.



Appendix A: Development of the Guidelines and Standards

The Process

Capturing the unique character of El Dorado County's communities in the context of the mixed-use design guidelines was a challenging task, one that required a thorough process of documentation, consideration, and analysis. The project team, consisting of El Dorado County planners and planning consultants, used the following process for creating the Mixed-use Design Guide.

In order to define the character of the community, the project team started by conducting a simple, objective survey of the existing character of El Dorado County, developed an understanding of the historic character of communities in the county, and compared the historic and existing character of development. The project team surveyed the buildings and streets located in areas that allow mixed-use development and determined the degree of historical integrity of each community. The team defined the building and site development characteristics that helped to create each community and identified desirable elements that may have been lost over time. For example, the team noted that secondary structures may have been demolished, leaving lots with rear yards that are in fact perceived as being larger than they

were historically. This may suggest that the construction of new secondary structures would be in keeping with historic development patterns. The historic scale of a building and its density were also considered when establishing guidelines that would bring new structures to the area. For example, some communities now contain few early "historic" structures but instead are collections of buildings that have very little historical value and are bound together by older street layouts and groupings.

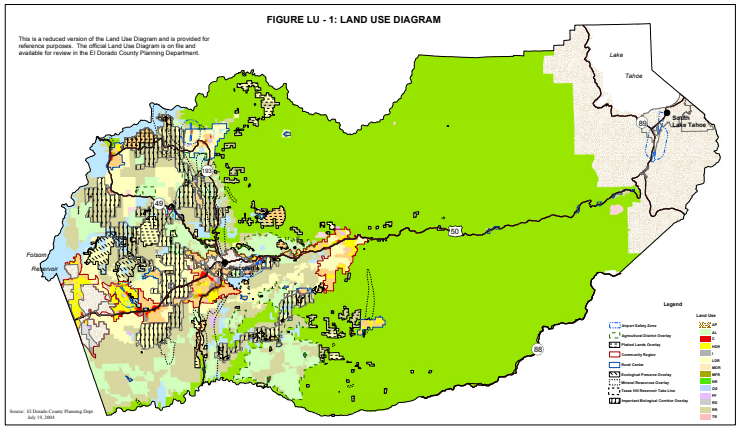
By comparing historic and present-day contexts, the project team developed some broader preservation and growth goals for the community and identified important characteristics that should be respected, enhanced, and celebrated. The degree of change between the historic character and present-day characteristic defines the degree of "integrity" of the community. This influenced standards, guidelines, and the design of future development. For example, in an area where the neighborhood is virtually intact with respect to its historic character, codes may be quite strict about the character of new construction, stipulating that they very closely match the context. In other areas where greater change has occurred, more flexibility in design may be allowed.

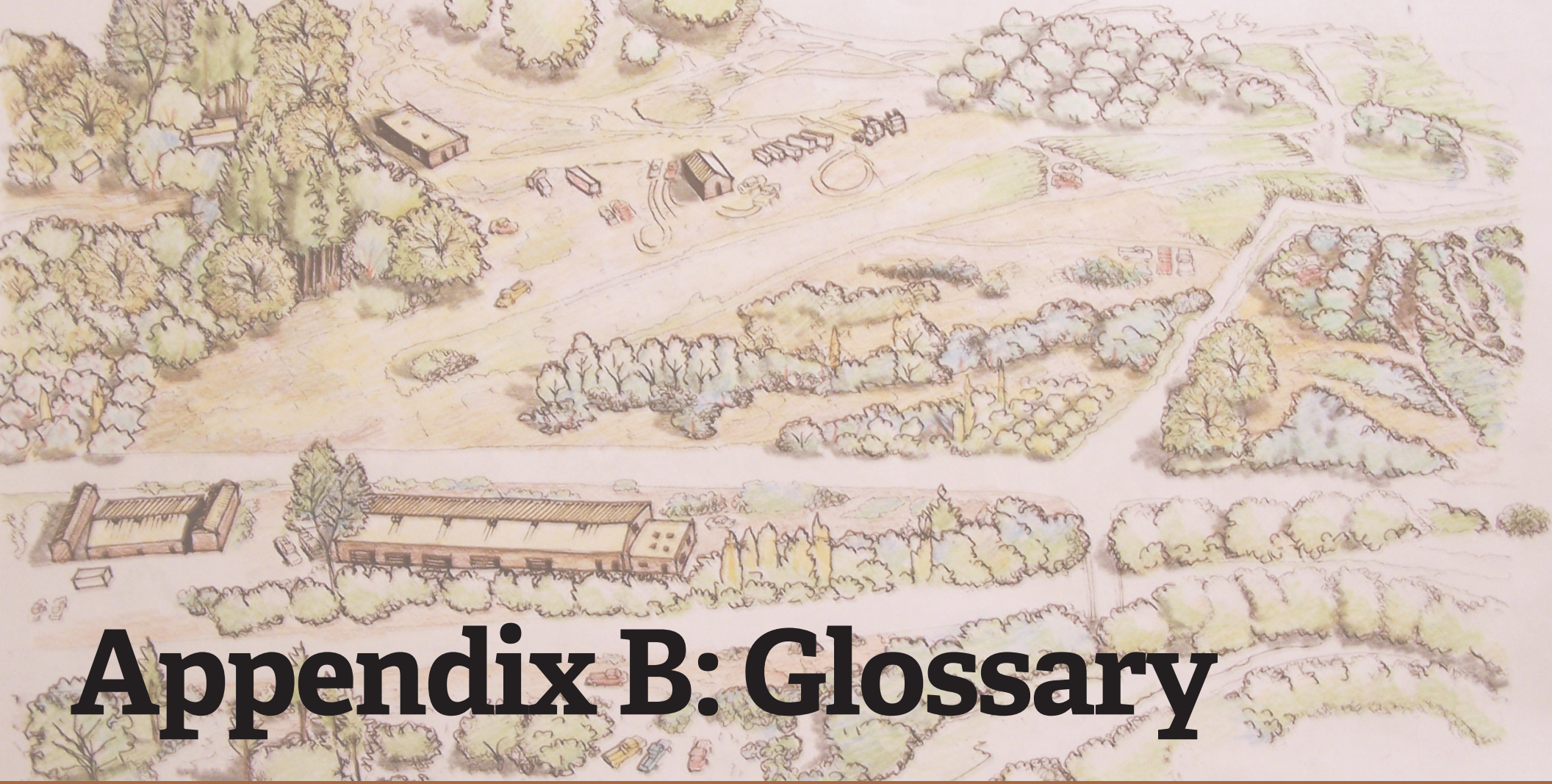
Relationship to Other Plans and Documents

This manual is one of several land use documents in El Dorado County. The County's overall land use strategy is established in the General Plan, adopted in 2004. The General Plan is the County's "blueprint" for development and addresses topics such as land use, transportation, housing, public services, public health, noise, open space, agriculture, forestry, parks, and economic development. The General Plan has a broad reach and provides direction on each topic area in its goals and policies. For mixed-use development the General Plan's Goal 2.1 states that El Dorado County should promote "mixed and balanced uses..." Several policies then get more specific, stating that "Mixed use developments... are permissible and encouraged..."

While the goals and policies of the General Plan provide policy direction, the Zoning Ordinance provides the detailed development standards. The Zoning Ordinance establishes zoning districts that correspond to land use designations in the General Plan. Each zoning district has design, development, and environmental standards for the uses allowed in the district. The El Dorado County Zoning Ordinance allows mixed-use development in five zoning districts: Commercial, Professional Office (CPO); Commercial, Limited (CL); Commercial, Main Street (CM); Commercial, Community (CC); and Residential, Multi-unit (RM).

This document complements the Zoning Ordinance and is intended to make the mixed-use development process easier. Zoning Ordinances are technical and dense, with few illustrations or examples. This document is intended to provide an illustrated guide that consolidates the required standards for mixed-use development, provides optional guidelines, illustrates the guidelines and standards, and presents design prototypes as examples.





Appendix B: Glossary

Glossary of Key Terms

Access: The right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property.

Accessory Structures: A structure detached from a principal building, located on the same lot and incidental to the principal use.

Acre: A land area of 43,560 square feet.

Adaptive Reuse: Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

Affordable Housing: Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes and utilities.

Alley: A public or private way permanently reserved as a secondary means of access to abutting property.

Amenity: Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development, but may include such things as a unified building design, recreational facilities (e.g., a swimming pool or tennis courts), security systems, views, landscaping and tree preservation, or attractive site design.

Articulation: The dividing or segmenting of building elements into smaller components to create a sense of minor detailing. Articulation may be described in terms of roughness of materials, number of openings, patterns in materials, differences in materials, and massing.

Bicycle Facilities: A general term denoting improvements and provisions to accommodate or encourage bicycling, including parking facilities, maps, all bikeways, and shared roadways not specifically designated for bicycle use.

Bioswale: A landscape feature constructed of natural, water-permeable materials intended to channel and direct the flow of storm water runoff.

Block: A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

Block Face: The portion of a block that abuts the street.

Board of Supervisors: A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations.

Buffer Strip: A portion of a lot or a land area used to visually separate one use from another through the use of vegetation, screening, and distance; to shield or obstruct noise, illumination, visual or other incompatibilities or nuisances. A buffer is measured from the common property line of the different uses.

Building Coverage: A percentage figure referring to that portion of a lot covered only with principal and accessory buildings.

Building Footprint: The outline of the total area covered by a building's perimeter at the ground level.

Build-to Line: The line at which construction of a building facade is to occur on a lot. A build-to line runs parallel to, and is measured from, the front property line and is established to create an even (or more or less even) building facade line on a street or other defined set-back line.

Built Environment: The elements of the environment that are generally built by or made by people as contrasted with natural processes.

Business District: An urban downtown district that has design features and a diversity of uses not found in the commercial and office districts. Such uses include government buildings, cultural facilities, hotels, apartments, retail shops, and ancillary uses.

By Right: Uses requiring a permit with no public hearing required.

Commercial District: Neighborhood, community, highway/tourist, and service commercial zoning designations or their equivalent specific plan zoning designations.

Commercial Project: Projects that primarily accommodate large retail establishments, which may provide major durable goods shopping, and serve either local or regional needs of El Dorado County. Commercial projects contain a mix of supporting uses, including multi-family dwellings, office, entertainment and retail uses, medical offices and clinics, and civic uses. The mix provides viable pedestrian and bicycle access and circulation.

Community: A subarea of the city consisting of residential, institutional, and commercial uses sharing a common identity.

Compatible: Any property, use, or service that is capable of direct association with certain other uses because it is complementary, congruous, or otherwise non-detrimental.

Curb: A stone, timber, log/railroad tie, or concrete boundary usually marking the edge of a roadway or paved area.

Curb cut: The length of an opening in the curb along a roadway that allows vehicular access to an abutting project site.

Density: The number of dwelling units per unit of land.

Design Continuity: A unifying or connecting theme or physical feature for a particular setting or place, provided by one or more elements of the natural or created environment. The use of design continuity helps to avoid abrupt and/or severe differences with adjacent properties.

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Design review usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Design Standards: A set of guidelines regarding the architectural appearance of a building, or improvement, that governs the alteration, construction, demolition, or relocation of a building or improvement.

Developer: That person who is improving a parcel of land within the city and who may or may not be the owner of that property.

Development: Any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including, but not limited to, buildings or other structures, mining, dredging, drilling, grading, paving, excavation, or drilling operations, and storage of materials.

Development Standards: Regulations that limit the size, bulk, or siting conditions of particular types of buildings or uses located within any designated district.

District: A section or sections of the city for which the regulations and provisions governing the use of the buildings and lands are uniform for each class of use permitted therein.

Divided Lite: Division of window glass by the use of muntin bars. Divided lite windows may be authentic, where muntin bars separate individual panes of glass, or simulated, where muntin bars are applied to each side of a single pane of glass.

Drive-up Facility (also known as "drive-in" or "drivethrough" facility): An establishment that by design encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

Easement: A grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes as the construction of utilities, drainage ways, and roadways.

Facade: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Facade Pass-through: A passage way for vehicles with appropriate dimensional clearances to allow rear or internal parking lot access from a street to a parking and utility area. The building facade would be at least 2+ stories and have usable floor space above the pass-through opening.

Flag Lot: Lots that are approved with less frontage on a road easement or right-of-way than is normally required under the development standards for the zone and where the "flag pole" portion of the lot is used as an access corridor.

Floor Area Ratio: The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.

Focal Point: A visual landmark. It commonly identifies the center of a project or area for public gathering, and contributes to establishing the character of the project. The focal point may be a statue, a plaza, a pavilion, or some other structure or focused area.

General Plan: A comprehensive declaration of goals, policies, and programs for the development of the city and which has been adopted by the city council.

Ground Floor: The first floor of a building other than a cellar or basement.

Guideline: A recommended level of appropriate activity that will preserve the historic and architectural character of a structure or area.

Hardscape: Typically involves street infrastructure, including paving elements such as roads, sidewalks, fountains, shelters, and medians.

Height Limit: The vertical limit of a structure measured from the average ground level at the base.

Historic District: An area designated as a "Historic District" by ordinance and which contains within definable geographic boundaries, properties or buildings, that may or may not be landmarks, but which contribute to the overall historic character of the designated area.

Household: A family living together in a single dwelling unit with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.

Human Scale: The relationship between the dimensions of the human body and the proportion of the spaces that people use. This is underscored by surface texture, activity patterns, colors, materials, and details. The understanding of walking distances and spatial perceptions at a human scale determines the most positive placement of buildings, and the physical layout of the community.

Infill: Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

Internal Street: Public or private streets located internal to a project site, and which may connect at one or both ends to a perimeter public street. The internal street system is intended to provide vehicle, pedestrian, and bicycle access and circulation to all uses within a project site.

Land Use: A description of how land is occupied or used.

Land Value: The value of land as established for the tax base by the property appraiser's office.

Landscape Buffer: The use of landscaping, berms, fences, walls, or any combination of these, to buffer and screen a more intense land use from an adjacent, less intense land use.

Lighting: Any fixed source of light emanating from a man made device, including but not limited to, incandescent mercury vapor, metal halide, LED, or sodium lamps, spotlights, street lights, construction, or security lights.

Live/Work Unit: A residential use type that combines a dwelling and a commercial space under single ownership in a structure.

Lot (Parcel): An individual, legal parcel of land intended to be separately owned, developed, and otherwise used as a unit and does not include an administrative parcel used by the Assessor for tax purposes.

Lot Frontage: The horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot that abuts a street shall be considered frontage. On curvilinear streets the arc between the side lot lines shall be considered the lot frontage.

Massing: The distribution of building volumes in regard to the building's relative location on the site and the height, width, depth of the elements of a building relative to each other.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties, and shall include separate lots created for commercial and residential components.

Mullion: A vertical divider in a window.

Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply put, is "unwanted sound."

Nuisance: Any use or structure which is injurious to health and safety, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property.

Odor: A distinctive smell, possibly unpleasant.

Off-street Parking: Space occupied by automobiles on premises other than streets.

On-street Parking: The storage space for an automobile that is located within the street right-of-way.

Open Space: Includes all landscaped areas, yards, patios, swimming pools, putting greens, and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding, or off-street bicycle trails; and landscaped areas.

Orientation: The direction that various sides of a building face.

Parking Lot: An authorized area not within a building where motor vehicles are stored for the purposes of temporary, daily, or overnight off-street parking.

Party Wall: A wall common to but dividing contiguous buildings; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

Pedestrian Pass-through: A feature providing unrestricted public pedestrian access through a building or structure or between buildings or structures.

Pedestrian-oriented Development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and they are not emphasized by the design of the site.

Perimeter: The aggregate of frontage lines of the surrounding lots.

Perimeter Street: A public street that abuts the perimeter of a project site or zone. Perimeter streets provide access to the internal street system, providing access and circulation to principal uses located in the interior of the project site.

Permit (Special Use): A specific approval for a use that has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district.

Phasing Plan: A graphic and narrative document that displays the sequence and/or timing of intended project. Phasing is used to sequence the provision of public facilities.

Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or as a programmed series of development operations or phases. A planned development is built according to general and detailed development plans that include not only streets, utilities, lots, and building locations, but also construction, use, and relationships of buildings to one another, and plans for other uses and improvements on the land, such as common or public open space areas. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements that will be provided for common use by the occupants of the planned development or for use by the general public, if applicable.

Planner: Under general supervision, performs professional duties in current or long-range planning and performs related work as required.

Planning Commission: A body, usually having five to seven members, created by a city or county in compliance with California law, which administer planning and land use regulations for the city or county and provide recommendations on a wide array of land use-and land-use policy issues.

Private Realm: The area in a community belonging to or restricted for the use or enjoyment of particular persons. The area not owned by a government agency.

Private Street: Any right of way or area set aside to provide vehicular access within a development that is not dedicated or intended to be dedicated to the city and that is not maintained by the city.

Project: A particular development on an identifiable parcel of land.

Property Line: Any line bounding a lot.

Public Facility: A use conducted by, or a facility or structure owned and managed by, the government of the United States, the State of California, or the County of El Dorado that provides a governmental function, activity, or service for public benefit.

Public Realm: The area in a community meant for public use. Parks and streets are common areas of the public realm.

Residential Density: The number of dwelling units per gross area devoted to residential development.

Right-of-way: A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use and under the control of a public agency.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very-low density residential uses (one unit per 10 acres or less) or open space uses.

Setback: The minimum distance by which any building or structure must be separated from the street right-of-way or lot line.

Sign: A structure or device designed or intended to convey information to the public or to identify or direct attention to a business, profession, commodity, service, or entertainment in written or pictorial form.

Specific Plan: A definite statement adopted by ordinance of policies, standards, and regulations, together with a map or description defining the location where such policies, standards, and regulations are applicable pursuant to the requirements of the State.

Standard: Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions (i.e., site-design such as lot area, height limit, frontage, landscaping, floor area ratio).

Street: A public thoroughfare (street, drive, avenue, boulevard) that has been or is intended to be dedicated for public use and has been accepted or is acceptable into the state system.

Streetscape: An area that may either abut or be contained within a public or private street right-of-way or access way that may contain sidewalks, street furniture, landscaping or trees, and similar features.

Subdivision: The division of land into two or more lots. A development consisting of subdivided lots.

Transitional Area: An area in the process of changing from one use to another or an area which functions as a buffer between land uses of different types or intensity.

Trash Enclosure: An accessory use of a property where trash and/or recyclable material containers, or any other type of waste or refuse container is stored.

Undergrounding: The placement of utility lines below ground, with the removal of above-ground poles, wires, and structures as applicable.

Unit (Housing): A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Urban: Of, relating to characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher-density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be "non-urban" or "rural."

Zero Lot Line: A planned unit development in which a structure is sited on two or fewer lot lines with no yard, permitting site design flexibility while increasing the quantity of usable open space on the lot.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas. Also a program that implements policies of the General Plan.

Zoning District: Any section or sections of the city or county for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform.

Zoning Ordinance/Code: An ordinance enacted by the city or county pursuant to State law that sets forth regulations and standards relating to the nature and extent of uses of land and structures, which is consistent with the comprehensive plan of the city, includes a zoning map, and complies with the provisions of State law.

Appendix D

Traffic Modeling Methodology

Appendix D
Traffic Modeling Methodology

D.1 Introduction

The project consists of targeted amendments to the El Dorado County Plan (TGPA), a comprehensive zoning code update (ZOU), and design standards and guidelines for mixed use development.

This appendix describes the detailed methodology and procedures used to develop the El Dorado County Travel Demand Model (TDM) that served as the basis for evaluating the traffic operations for each of six study scenarios evaluated for the TGPA/ZOU[1]. The term "current" refers to conditions in 2010, not 2014.

The six roadway network scenarios were based on the following.

1. Study Scenario 1 (2010 Baseline Conditions)—Existing conditions; includes road network in 2010.
2. Study Scenario 2 (Project 2035 Impact)—2035 land use buildout (with road network in 2010) + Project (TGPA/ZOU buildout assumption) with existing CIP/RTP Improvements.
3. Study Scenario 3 (2025 Baseline Conditions)—2010 road network with 2025 CIP/RTP Improvements.
4. Study Scenario 4 (Project 2025 Impact)—2010 road network + Project (TGPA/ZOU buildout assumption) with 2025 CIP/RTP Improvements.
5. Study Scenario 5 (2035 Baseline)—2010 road network with 2035 land use buildout outside of El Dorado County with existing CIP/RTP Improvements.
6. Study Scenario 6 (Cumulative Conditions in 2035)—2035 road network + Project (TGPA/ZOU buildout assumption) with 2035 CIP/RTP Improvements.

Information about the model development activities, inputs, and approach is organized in the following topic areas.

- Traffic Analysis Zones (TAZs) development.
- Roadway Network development.
- Trip Generation and Trip Distribution overview.
- Mode Choice and Model Sensitivity to Smart Growth factors.
- Traffic Assignment and Validation.
- Land Use Scenarios.

[1] More detailed information regarding development of the model, technical memorandum's prepared during the development process are located on the El Dorado County website at: http://www.edcgov.us/Government/Planning/Travel_Demand_Model.aspx?terms=travel%20demand%20model

D.2 Traffic Analysis Zones Development

TAZs are an essential part of the TDM that serve multiple purposes including the following.

- Provide the basic unit for converting spatial area data into tabular data for use by the TDM.
- Used to aggregate homogenous or discrete land use for analysis purposes.
- Used to manage interactions between internal land uses.
- Basis for channeling trip loading onto the model roadway network.
- Serves as a repository for land use, employment, population, socioeconomic, and other data.
- Provides a tool to facilitate understanding of spatial differences between geographical areas, different land use scenarios, and analysis periods.
- Used to display information related to land use, employment, population, socioeconomic, and other data.

Several TAZ data sets provided by El Dorado County and the Sacramento Area Council of Governments (SACOG) were reviewed in preparation for developing the updated El Dorado County TAZ structure for use in the newly developed TDM.

Current El Dorado County TAZ Structure – The current 267-zone system is available as a Geographical Information System (GIS) layer from El Dorado County and includes data attributes related to two different residential types and three employment types. Information is provided for the entirety of El Dorado County, except the area of the Tahoe Basin covered by the Tahoe Regional Planning Agency (TRPA).

Draft 2010 El Dorado County TAZ Structure – This 934-zone system is available as a GIS layer from El Dorado County but does not include any data attributes. This interim work product was not finalized and was not utilized in El Dorado County TDM forecasting activities.

SACOG SACMET07 TAZ Structure – The current TAZ structure is available as a GIS layer and has 1,528 zones, of which 126 are in El Dorado County. Similar to the current El Dorado County TAZ structure, this source does not provide coverage for the Tahoe Basin covered by TRPA.

Each of these TAZ structures was reviewed to determine their alignment with the planned base year roadway network, coverage of existing El Dorado County development, and GIS topology. Based on this review and input from El Dorado County staff, it was determined that the Draft 2010 El Dorado County TAZ Structure was of sufficient detail that it would best serve as a starting point for developing a TAZ structure for use in the TDM update.

The general layout of TAZs was approached with the following considerations in mind.

- The overriding consideration of TAZ development is that the resultant network loading support logical travel demand forecasts.
- The TAZ structure should reflect overall model accuracy and limitations.
- Large developments should be disaggregated.
- Highly concentrated urban zones should be reasonably sized.
- TAZ borders should follow network roadways/physical constraints.
- TAZs must have direct access to the roadway network.

- The TAZ structure should be understandable to the general population.

Based on these considerations and approach, the 2010 El Dorado County TAZ structure was reviewed and modifications to TAZs were recommended. The recommended modifications included the following.

- 576 zones were recommended for aggregation resulting in 145 new zones (some of which were identified for further disaggregation and/or had network connectivity issues that needed to be addressed).
- 286 zones were recommended to be kept "as is."
- 58 zones were recommended to be redrawn to address network connectivity issues.
- 14 zones were recommended for disaggregation.

Subsequently, Kimley-Horn staff met with El Dorado County staff to discuss recommended TAZ modifications and the considerations listed above. Based on the comments received from El Dorado County staff, and based on further analysis, the revised TAZs shown in Figure D.2-1 were developed in consideration of the following reasons and inputs:

- Public comments/additional El Dorado County staff comments.
- Anticipated locations of the future growth.
- Inclusion of TAZs outside of the County to improve model performance.
- Unique land uses.

As a result, the analysis included 493 TAZs within El Dorado County and 193 TAZs outside El Dorado County in Sacramento and Placer Counties.

D.3 Roadway Network Development

The roadway network is an essential part of the TDM that serves multiple purposes including the following.

- Basis for estimating travel time between TAZs.
- Basis and repository for traffic assignments.
- Tool to facilitate an understanding of how trips are distributed.
- Tool for displaying the level of traffic congestion associated with different land use scenarios.

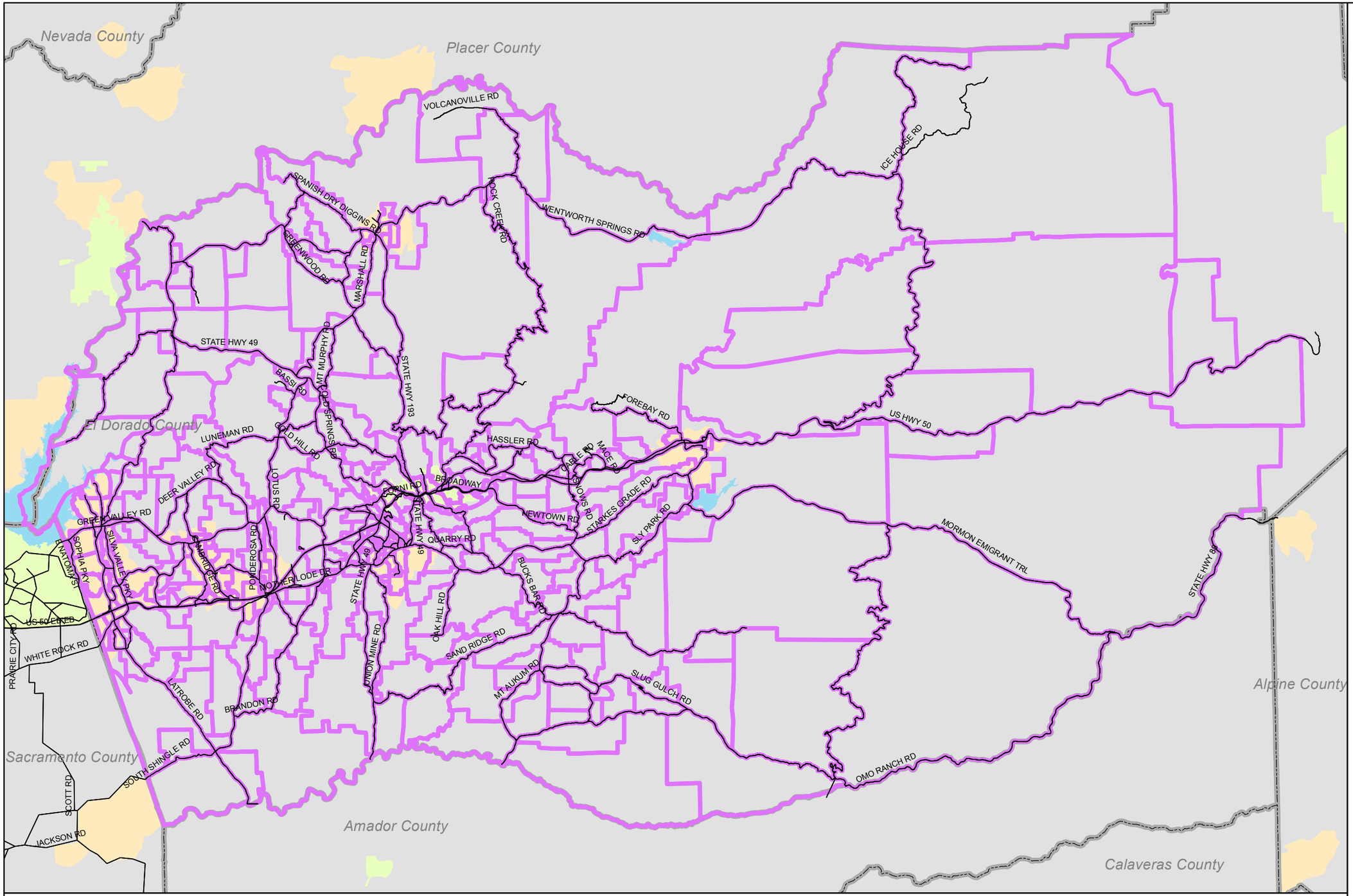
The following network data sets provided by El Dorado County and SACOG were reviewed.

GPS roads – this GIS layer is an inventory of existing roadways in the County, including all of the highways and major roads identified in the Circulation Element.

2025 SACMET Network – this network from the SACMET model was converted from its Cube format for analysis in GIS.

2025 EDC TDM Network – this network from the current El Dorado County TDM was converted from its MINUTP format for analysis in GIS.

Figure D.2-1
Traffic Analysis Zones (TAZs)



Legend

- Base Year Roadway Network
- El Dorado County TAZs
- County Boundaries
- Water Features
- Census Designated Places
- Incorporated Jurisdictions
- County Unincorporated Areas

0 1.5 3 6 Miles

N

El Dorado County Travel Demand Model

Date: 1/22/2014

The GPS roads layer is a detailed inventory of existing roadways in El Dorado County. The network classifies roadways in three categories: Highways (freeways and California Department of Transportation [Caltrans] operated arterials), Major Roads, and Minor Roads. This layer consists of line features with several data attributes coded in a GIS database. The review focused on the data attributes that stored information about the physical characteristics of the roadway, including pavement status (paved or unpaved), existing number of lanes, and segment length.

The SACMET roadway network includes regional highways and major arterials in the Sacramento region, including those in El Dorado County. The network is used to assign traffic for the current 2025 SACMET forecast (note that SACOG's official model of record is now SACSIM). The review focused on the data attributes coded for roadway classification, free-flow speed, capacity, number of lanes, and link distance.

The process for developing the base year and future networks for the updated El Dorado County model consisted of the following.

- Preparing an overlay of the GPS roads network with the 2025 SACMET and 2025 El Dorado County TDM network to analyze the high-level differences between the detailed GIS network and the coarser, 2025 model networks originally developed in Cube/MINUTP formats.
- Preparing a comparison map in GIS of the roadway network in the Circulation Element and the 2025 model networks.
- Distributing network comparison maps to El Dorado County staff and the Board of Supervisors for review and input . Based on El Dorado County staff and public comments, a list of edits for the revised base year and future 2035 networks were developed and subsequently implemented. The final, revised network reflects the El Dorado County staff comments. Roadways in the future network (used as both the basis for 2025 and 2035 analyses), included the following CIP projects (the CIP identifiers are provided in parenthesis).
    - Headington Road Extension (71375)
    - Silver Springs Parkway (76107 and 76108)
    - Country Club Drive Extension (GP124, GP125, and GP126)
    - Diamond Springs Parkway (72334 and 72368)
    - Latrobe/White Rock Connector (66116)
    - Saratoga Way Extension (71324 and GP147)

Additionally, the following improvements were included in the future network.

- Ray Lawyer Drive Extension (based on direction from El Dorado County staff).
- High Occupancy Vehicle (HOV) Lanes extending to Greenstone Road (based their provision in the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy [MTP/SCS] 2035 and the Caltrans Highway 50 Transportation Corridor Concept Report [TCCR], U.S. Highway 50) (Sacramento Area Council of Governments 2012, California Department of Transportation 2010).

D.4 Trip Generation and Trip Distribution Overview

The El Dorado County TDM as designed relies heavily on the trip generation and trip distribution submodel previously developed for the SACOG's SACMET model. This submodel has its basis in regional survey data collected and reported in the *2000 Sacramento Area Household Travel Survey: Final Report*. This submodel has been refined several times prior to its most recent available description which is provided in the *2008 Model Update Report: SACMET 07*. Based on a review of available documentation and a review of model scripts and procedures, the trip generation and trip distribution submodel was determined to be consistent with standard practices for regional model development, thus statistically valid and appropriate for application to the El Dorado County TDM.

The trip generation submodel consists of estimating trip productions and attractions based on socioeconomic variables (occupied dwelling units, population, and employment). The socioeconomic data inputs that go into the model are derived from land use projections . The trip generation submodel features eight basic trip purposes: Home-based Work; Home-based Shop; Home-based School; Home-based Other; Work-Other; Other-Other; Commercial Vehicle 2 Axel; and Commercial Vehicle 3+ Axle.

The trip distribution submodel uses a gravity model where trips flow from an origin to a destination. The gravity model formula determines destinations according to the size of the destination (level of attractions) and the attractiveness of the destination as determined by travel distance or travel cost. The trip distribution submodel is applied to non-work and non-home based trip purposes; destinations for home-based work purposes are determined within the model choice submodel. In general, people tend to tolerate long travel times and distances during their commute compared to non-work travel such as shopping. The gravity model formula includes a friction factor that considers the automobile travel time for non-commute trips.

D.4.1 Mode Choice Submodel and Sensitivity to Smart Growth Factors

Mode choice refers to the method of transportation that a trip-maker utilizes (e.g., car, transit, bike, or walk). Within the mode choice submodel, the likelihood that a particular travel mode is selected is based on several variables including household socioeconomic profile, the location and availability of mode choices at the beginning and end of a trip, and select transportation costs.

The El Dorado County TDM utilizes the mode choice submodel previously developed for SACOG's SACMET model. This submodel has been refined several times prior to its most recent available description which is provided in the *2008 Model Update Report: SACMET 07*. Based on a review of available documentation and a review of model scripts and procedures, the mode choice submodel was determined to be consistent with standard practices for regional model development, thus statistically valid and appropriate for application to the El Dorado County TDM.

Specific socioeconomic characteristics that the mode choice model considers include the number of persons, workers, automobiles owned, and income. The submodel also takes into account the travel time and costs for each travel mode and the land use characteristics at the trip origin and destination zones. Person trips are assigned to one of seven travel modes.

- Drive alone
- HOV – 2 occupants

- HOV – 3 or more occupants
- Transit, walk access
- Transit, drive access (using park and ride lots)
- Walk
- Bicycle

Traditional four-step models are limited in their ability to account for adjustments to land use decisions and the built-environment—namely the pursuit of smart growth principles that feature greater mixed-use development and accessibility to transit. These factors have been studied extensively and have been documented to have an effect on increasing the share of trips completed by transit, biking, and walking. Smart-growth strategies that integrate land use decisions and transportation are increasingly relevant for regional planning agencies charged with carrying out the requirements of Senate Bill (SB) 375. This legislation includes the requirement that a SCS be prepared with the RTP.

To improve the sensitivity of traditional TDMs to smart-growth strategies, many agencies have developed and incorporated methodologies into their forecasting processes. Though the tools for improving the sensitivity of TDMs to smart-growth strategies vary, many if not all make reference to the *5Ds*, (density, diversity, design, destination and distance) as having an impact on travel behavior. The relationship between the 5Ds and their effect on trip-making is well documented and has been demonstrated in numerous studies. The following is a description of the 5D factors that influence trip-making.

Destination refers to the accessibility to activity centers. Households located in low density developments often experience greater travel time to other destinations.

Distance refers to the proximity to transit stations. Transit service situated near households or employment centers is more attractive to users.

Density refers to the intensity of development. Areas with high concentrations of residences and jobs feature greater transit accessibility and walkability, resulting in less automobile travel.

Diversity measures the balance of housing and jobs. It may also consider demographic inputs such as the number of available vehicles per household to determine if households are more or less likely to be transit-dependent.

Design refers to the attractiveness of the built environment to pedestrians and cyclists. Areas that provide a safe environment for walking or biking enable and encourage more non-motorized trips.

The 5Ds are integrated into the El Dorado County TDM process as a refinement to the mode choice submodel. The non-commercial trips in the assignable vehicle trip tables from the mode choice model are adjusted based on the outcome of the 5D analysis. The result is a vehicle trip table that reflects a reduction in automobile trips based on the sensitivity of the zones in El Dorado County to smart-growth strategies according to the 5D factors. This model refinement is available to be applied, at the discretion of the practitioner, in response to specific analysis requirements.

D.5 Traffic Assignment and Validation

The principle techniques used to validate the El Dorado County TDM involved the use of static validation tests. Static validation tests compare the model's base year traffic volume estimates to traffic counts using standard statistical measures. Although the evaluation criteria for validating travel demand models differ among planning agencies, most California agencies reference standards suggested by the Federal Highway Administration (FHWA) (Federal Highway Administration 1990) and Caltrans (California Department of Transportation 1992). Basic guidance regarding model validation is also provided in the *2010 California Regional Transportation Plan Guidelines* (California Transportation Commission 2010). The validation techniques, maintenance of efforts (MOEs), and criteria adopted for the El Dorado County TDM conform to the requirements provided in these sources and are consistent with those of other comparable models.

As part of the model development process, two-way traffic counts for local roadways were obtained from El Dorado County for the 5-year period between 2007 and 2011. Additional year 2010 counts for state highways were obtained for State Route (SR) 49 and SR 193 from the Caltrans Traffic and Vehicle Systems Unit website. Freeway traffic counts on U.S. Highway 50 were obtained from the Freeway Performance Measurement System (PeMS) website for mixed-flow and HOV lanes. Based on a review of this data, a total of 219 count locations were identified as being appropriate for use in validating the model.

At the more than 200 locations identified for analysis, the El Dorado County TDM was validated for a 2010 base year using traffic count data provided by El Dorado County for the period covering 2009 to 2011. The base year traffic assignment was validated for the daily (24-hour) assignment, the AM peak hour assignment, and the PM peak hour assignment. Validation analysis was carried out at the aggregate level (the entire model), through the use of screenlines to cordon off discrete areas of the county. The analysis was also stratified by roadway classification.

Validation of other modes, including transit, was completed through reasonableness checks using data collected during the course of this study and/or normal trip estimates for similar areas.

D.6 Development of Land Use Scenarios

The approach to developing base year (2010) and future (2025 and 2035) land use and socioeconomic data (required inputs for the El Dorado County TDM) for each of the scenarios are discussed in this section. The foundation of these datasets was the numerous existing regional modeling, land use, and socioeconomic reports and data sets available, including the following.

2008 El Dorado County Housing Element—amended in April 21, 2009 this report includes data and analysis on housing, by type, within El Dorado County.

2010 Living Units database—compiled by El Dorado County staff during the development of the ongoing Housing Element update, this version was revised to include data through only 2010, at the request of Kimley-Horn, to determine multi-family units (as parcel data does not include this as a standard attribute) in the base year.

2010 El Dorado County parcel GIS files—this version which was revised to include data through only 2010 was prepared by El Dorado County at the request of Kimley-Horn for use as the base file for identifying single-family residences and the use and status of individual parcels.

2010 U.S. Census data and GIS files—obtained from the U.S. Census website that includes information on employment, dwelling units, and housing vacancy rates.

2000 Sacramento Area Household Travel Survey: Final Report—this is the most recent household survey available for the SACOG region and includes detailed information on the socioeconomic characteristics and related trip characteristics of its inhabitants.

2008 SACOG Small Area Data Set—prepared by SACOG in support of regional modeling activities, this data set includes detailed parcel level analysis of employment and housing characteristics.

2008 SACOG Traffic Analysis Zones—prepared by SACOG in support of regional modeling activities, this data set includes detailed cross classification information for 2008 and 2035 conditions.

2008 Model Update Report: SACMET 07—although not final this report discusses the major processes carried out by the most recent version of the SACMET model.

Primarily, the base year (2010) dataset was developed using housing and land use data provided in the existing El Dorado County Assessor data provided in the 2010 El Dorado County parcel GIS files, employment data provided in the 2008 SACOG Small Area Data Set, and 2010 U.S. Census data and GIS files. Validation of the base year (2010) model inputs was accomplished through a review of available census data and other readily available data sources. Specifically, 2010 Census data from the decennial census was used as the basis for tabulating the number of dwelling units, vacancy rates, households, and employment in El Dorado County.

Future land use scenarios were developed based on the following process.

1. 2025 and 2035 housing and employment forecasts for future scenarios considering the continuation of the 2004 General Plan and based on implementation of the TGPA and ZOU were prepared. These numerical forecasts were developed based on an evaluation of historical population growth, historical development patterns, anticipated market conditions, and other forecast sources including SACOG and the California Department of Finance (DOF). These resulting forecasts were aggregated using the market area definitions previously utilized by El Dorado County for the purpose of forecasting future growth.
2. Achievable development, defined as an estimate of the reasonably expected intensity of development that is anticipated for a particular land use or parcel given known opportunities, constraints, and assumptions was subsequently defined for more urbanized locations where development is primarily anticipated to occur in the future. This process involved an extensive parcel level analysis of vacant and underdeveloped areas, primarily in Community Regions with the provision of sewer, where residential, multi-family housing, commercial, research and development, public, and industrial development could be situated. This analysis relied heavily on a detailed evaluation of aerial imagery for the purpose of identifying existing development characteristics and evaluating terrain, wetland, and other physical considerations; and local knowledge of development patterns and regulations.
3. Using the future housing and employment forecasts developed for market areas and the resulting achievable development, 2025 and 2035 growth was spatially assigned and subsequently aggregated into TAZs based on the following considerations.

a. El Dorado County 2004 General Plan and/or TGPA and ZOU (depending on scenarios) land use goals and objectives and relevant State legislation.

b. Historical trends for Community Regions, Rural Regions, and Rural Centers.

c. Proximity to existing or planned infrastructure including site access (transportation, roadways, public water, and sewer).

d. Approved project status where applicable.

e. Historical growth patterns and trends.

f. Proximity to U.S. Highway 50 and other major commute corridors.

g. Proximity to other ancillary land uses and public services.

D.7 Roadway Capacity and Level of Service

D.7.1 Level of Service

The level of service (LOS) was calculated for each roadway segment in the regional roadway system to evaluate the quality of existing traffic conditions. LOS is a general measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. The LOS grades are generally defined as follows.

- LOS A—represents free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.
- LOS B—has stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.
- LOS C—has stable operating conditions, but the operation of individual users is significantly affected by the interaction with others in the traffic stream.
- LOS D—represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver, with poor levels of comfort and convenience.
- LOS E—represents operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
- LOS F—is used to define forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.

For the TGPA/ZOU, LOS was determined by comparing existing and forecasted traffic volumes for selected roadway segments with peak hour LOS capacity thresholds. These thresholds are shown in Table D.7-1 and were developed based on the methodologies contained in the *Highway Capacity Manual* (HCM) (Transportation Research Board 2010). The HCM methodology is the prevailing measurement standard used throughout the United States.

Table D.7-1. Level of Service Typical Traffic Volumes

Operational Class[a]	Class	Peak-Hour Level of Service Traffic Volumes[d]				
	Code	A	B	C	D	E
Minor Two-Lane Highway[b]	2R, W20, W18	-	330	710	1,310	2,480
Major Two-Lane Highway[b]	2U	-	330	710	1,310	2,480
Two-Lane Arterial[a]	2A	-	-	850	1,540	1,650
Four-Lane Arterial, Undivided	4AU	-	-	1,760	3,070	3,130
Four-Lane Arterial, Divided	4AD	-	-	1,850	3,220	3,290
Six-Lane Arterial, Divided	6AD	-	-	2,760	4,680	4,710
Two Freeway Lanes[c]	2F	-	2,070	2,880	3,590	4,150
Two Freeway Lanes + Auxiliary Lane[c]	2FA	-	2,610	3,630	4,520	5,230
Three Freeway Lanes[c]	3F	-	3,100	4,320	5,380	6,230
Three Freeway Lanes + Auxiliary Lane[c]	3FA	-	3,640	5,070	6,320	7,310
Four Freeway Lanes[c]	4F	-	4,140	5,760	7,180	8,310

Source: Kimley-Horn and Associates 2014.

Notes:

[a] Roadways are classified based on their operational characteristics which do not necessarily correspond to their functional definition.

[b] Only roadways meeting the HCM criteria, including those related to signal spacing, for Two-Lane Highways are designated as such.

[c] Service volumes are for a single direction.

[d] Some Level of Service thresholds may not be determinable/achievable depending on facility type.

The planning thresholds shown in this table are provided for the purpose of assisting in the identification of locations where operational problems may exist and are based on information provided in the 2010 Highway Capacity Manual and other industry sources. These values not appropriate for making detailed or final determinations regarding operational or design considerations. Those determinations should only be made after a detailed operational analysis, consistent with current Highway Capacity Manual procedures, and/or other design evaluations are completed.

The transportation analysis is based on the AM and PM peak hours because these represents the highest hourly volume during a typical weekday compared to using average daily trips (ADT). For this analysis peak hour volumes were used because they are better indicators of operational performance as they represent the highest volumes under normal conditions. This volume is used to design future roadways because of its regular weekday occurrence. Using a higher or lower volume hour could lead to inadequate designs or designs that are underused. The one exception to exclusive use of the PM peak hour is for U.S. Highway 50 from the Sacramento County line to Placerville. This section of U.S. Highway 50 serves a high volume of commuter traffic during the AM and PM peak hours. In some cases, the AM peak-hour volumes, which also occur on a regular basis, are higher than PM peak-hour volumes. Further, U.S. Highway 50 is a divided freeway where improvements can be made to only one direction if desired. Therefore, analyzing the AM peak hour was considered necessary to identify potential impacts that may occur only during this time period.

D.7.2 El Dorado County Performance Standard

The Transportation and Circulation Element of the County's General Plan includes Policy TC-Xd which implements the General Plan GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

Policy TC-Xd of the County Transportation and Circulation Element provides the following operational LOS threshold for County maintained road and highway segments within the unincorporated areas of the County:

> Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

The list of County roads allowed to operate at LOS F is shown in Table D.7-2.

Table D.7-2. El Dorado County Roads Allowed to Operate at Level of Service F[a] (Through December 31, 2018)

Road Segment		Max. V/C[b]
Cambridge Road	Country Club Drive to Oxford Road	1.07
Cameron Park Drive	Robin Lane to Coach Lane	1.11
Missouri Flat Road	U.S. Highway 50 to Mother Lode Drive	1.12
	Mother Lode Drive to China Garden Road	1.20
Pleasant Valley Road	El Dorado Road to State Route 49	1.28
U.S. Highway 50	Canal Street to junction of State Route 49 (Spring Street)	1.25
	Junction of State Route 49 (Spring Street) to Coloma Street	1.59
	Coloma Street to Bedford Avenue	1.61
	Bedford Avenue to beginning of highway	1.73
	Beginning of highway to Washington overhead	1.16
	Ice House Road to Echo Lake	1.16
State Route 49	Pacific/Sacramento Street to new four-lane section	1.31
	U.S. Highway 50 to State Route 193	1.32
	State Route 193 to county line	1.51

Source: El Dorado County 2004:Table TC-2.

Notes:

[a] Roads improved to their maximum width given right-of-way and physical limitations.

[b] Volume to Capacity ratio.

D.7.3 Caltrans Performance Standard

U.S. Highway 50 is a Caltrans facility, and as such, is subject to the performance standards of Caltrans for assessing LOS. The thresholds for U.S. Highway 50 are established in the *U.S. Highway 50 Transportation Corridor Concept Report* and *U.S. Highway 50 Corridor System Management Plan.* These reports provide the future or concept LOS for the segments in El Dorado County. Table D.7-3 summarizes the existing and concept LOS for U.S. Highway 50 segments in El Dorado County. It should be noted that improvements included in the future concept configurations have been incorporated into the traffic demand model for the applicable scenarios.

- Segments 8 through 14 are in western El Dorado County where the traffic modeling was conducted. Only the performance standards for U.S. Highway 50 are utilized in this analysis as segments from other state routes under Caltrans jurisdiction were not in the TDM update.

SR 49 is also a Caltrans facility, and is subject to the performance standards of Caltrans for assessing levels of service. The threshold for highway segments of SR 49 in El Dorado County is LOS E, which is established in the SR 49, Transportation Concept Report, which in turn references the El Dorado County General Plan. Table D.7-4 summarizes the concept LOS for SR 49 segments in El Dorado County. Improvements included in the future concept configurations have been incorporated into the traffic demand model for the applicable scenarios.

Table D.7-3 U.S. Highway 50 Transportation Corridor Concept Report Data

Segment	Description	County	Current LOS	20-Year Concept LOS[a]	Existing Facility[b]	Concept Facility[c]	Ultimate Facility[d]
1	I-80 to Yolo/ Sacramento County Line	Yolo	F	F	8F (6F btw Jefferson Blvd ramps)	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
2	Yolo/Sacramento County Line to State Routes (SR) 99 and 51	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
3	SR 99 and SR 51 to Watt Avenue	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
4	Watt Avenue to Zinfandel Drive	Sacramento	F	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
5	Zinfandel Drive to Sunrise Blvd	Sacramento	E	F	8F	8F+2HOV+ Aux Lanes	8F+2HOV+ Aux Lanes
6	Sunrise Blvd to Folsom Blvd	Sacramento	E	F	6F+2HOV to Hazel Ave., 4F+2HOV to Folsom Blvd	6F+2HOV+Aux Lanes to Hazel Ave., 4F+2HOV +Aux Lanes to Folsom Blvd	8F+2HOV+ Aux Lanes
7	Folsom Blvd to Sacramento/ El Dorado County Line	Sacramento	D	F	4F+2HOV	4F+2HOV+ Aux Lanes	6F+2HOV+ Aux Lanes
8	Sacramento/El Dorado County Line to Cameron Park Drive	El Dorado	E	F	4F	4F+2HOV+ Aux Lanes	6F+2HOV+ Aux Lanes
9	Cameron Park Drive to Missouri Flat Road	El Dorado	E	E	4F	4F+2HOV+Aux Lanes to Greenstone Rd, 4F+ Aux Lanes to Missouri Flat Rd	6F+2HOV+Aux Lanes to Green- stone, 4F+2HOV +Aux Lanes to Missouri Flat Rd
10	Missouri Flat Road to End of Freeway in Placerville	El Dorado	D	F	4F	4F+Aux Lanes	4F+Aux Lanes

Segment	Description	County	Current LOS	20-Year Concept LOS[a]	Existing Facility[b]	Concept Facility[c]	Ultimate Facility[d]
11	End of Freeway in Placerville to Bedford Avenue	El Dorado	D	E	4E	4E	4E
12	Bedford Ave. to Cedar Grove Exit	El Dorado	D	F	4F to Smith Flat Rd, 4E to Camino, 4F to Cedar Grove	4F+Aux Lanes to Smith Flat, 4E to Camino, 4F to Cedar Grove	4F+Aux Lanes
13	Cedar Grove Exit to 0.67 mile east of Sly Park Rd	El Dorado	D	F	4F	4F	4F
14	0.67 miles east of Sly Park Road to Ice House Road	El Dorado	C	C	3C, 2.0 miles 4E, 5.3 miles 3C, 0.3 mile	3C, 2.0 miles 4E, 5.3 miles 3C, 0.3 mile	4E
15	Ice House Road to Echo Summit	El Dorado	E	F	2C; 0.35 mile of 2-wy left-turn lane	2C; 0.35 mile of 2-way left-turn lane	2C; 0.35 mile of 2-way left-turn lane
16	Echo Summit to SR 89 South	El Dorado	D	F	2C	2C	2C
17	SR 89 South/Luther Pass Road to State Route 89 North/Lake Tahoe Blvd	El Dorado	E	F	2C, 4.23 miles 5C, 0.60 mile	2C, 4.23 miles 5C, 0.60 mile	4C, 4.10 miles 5C, 0.73 mile
18	SR 89 North/Lake Tahoe Blvd to State of Nevada	El Dorado	C	F	4C with 2-way left-turn lane	4C with 2-way left-turn lane	4C with 2-way left-turn lane

Source: California Department of Transportation 2010.

Notes:

[a] 20-Year Concept LOS: The minimum acceptable LOS over the next 20 years.

[b] Facility Type Codes: C = Conventional Highway; E = Expressway; F = Freeway; HOV = High Occupancy Vehicle lanes; Aux = Auxiliary lanes.

[c] Concept Facility: The future roadway with improvements needed in the next 20 years. If LOS F, no further degradation of service from existing F is acceptable, as indicated by delay performance measurement

[d] Ultimate Facility: The future roadway with improvements needed beyond a 20-year timeframe.

Table D.7-4. State Route 49 Transportation Concept Report Data

Segments in El Dorado County	Description	Current Facility[a]	Current LOS	Concept Facility[b]	Concept LOS[c]	Improvements Towards Concept Facility	Ultimate Facility[d]
1	Amador/El Dorado County line to Union Mine Rd.	2C	E	2C	F	Widen to 40'standard	2C
2	Union Mine Rd. south of El Dorado to Sacramento St. south of Placerville	2C	E	2C	E	Widen to 40'standard	2/4 E
3	Sacramento St. south of Placerville to junction of SR 193	2C	F	2C	F	Improve capacity and operations at SR 49/U.S. 50 iunction	2/4 E
4	Junction of SR 193 to El Dorado/Placer County Line	2C	E	2C	E	Widen to 40'standard	2/4 E

Source: California Department of Transportation 2000

[a] Facility Type Codes: C = Conventional Highway; E = Expressway; F = Freeway; HOV = High Occupancy Vehicle lanes; Aux = Auxiliary lanes.

[b] Concept Facility: The future roadway with improvements needed in the next 20 years. If LOS "F", no further degradation of service from existing "F" is acceptable, as indicated by delay performance measurement.

[c] 20-Year Concept LOS: The minimum acceptable LOS over the next 20 years.

[d] Ultimate Facility: The future roadway with improvements needed beyond a 20-year timeframe.

D.8 Roadway System Analysis

The results of the transportation analysis are described in this section in the form of six study scenarios. For the roadway system, the analysis focused on modeled project impacts in 2025 and its contribution to 2035 cumulative conditions. Three baselines are represented in the scenarios: 2010, 2025 with future CIP/RTP road improvements, and 2035 cumulative impact. These results focused on regional performance measures, which allow for a comparison of the TGPA to the baselines.

The modeling done for each of the six roadway network study scenarios was based on the following.

- Study Scenario 1 (2010 Baseline Conditions)—2010 conditions; includes 2010 road network.
- Study Scenario 2 (Project 2035 Impact)—2035 land use buildout (with 2010 road network) + Project (TGPA/ZOU buildout assumption) with 2010 CIP/RTP Improvements.
- Study Scenario 3 (2025 Baseline Conditions)—Current road network with 2025 CIP/RTP Improvements.
- Study Scenario 4 (Project 2025 Impact)—2010 road network + Project (TGPA/ZOU buildout assumption) with 2025 CIP/RTP Improvements.
- Study Scenario 5 (2035 Baseline)—2010 road network with 2035 land use buildout outside of El Dorado County with 2010 CIP/RTP Improvements.
- Study Scenario 6 (Cumulative Conditions in 2035)—2035 road network + Project (TGPA/ZOU buildout assumption) with 2035 CIP/RTP Improvements.

For the transit, bicycle, pedestrian, and aviation systems, the analysis was limited to a review of the existing 2004 General Plan policies and implementation measures. If a potential inconsistency was discovered, a significant impact was identified.

D.8.1 Regional Performance Measure Results

Regional transportation performance measures generated by the TDM are shown in Table D.8-1 for each scenario. Key changes in regional travel demand that are projected to occur for each study scenario include an increase in daily vehicle trips, Vehicle Miles Traveled (VMT), and Vehicle Hours Traveled (VHT). Increases occur for both the absolute values of these performance measures as well as the per household values.

Table D.8-1. Vehicle Miles Traveled Comparison of Study Scenarios

Performance Measure	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Households (HH)	55,493	76,270	68,550	68,742	55,493	76,270
Employment	44,468	71,181	63,964	63,964	44,468	71,181
Daily Vehicle Trips	489,309	701,704	636,650	637,747	488,883	707,185
Daily Vehicle Miles Traveled (VMT)	3,931,502	5,349,491	4,948,626	4,951,639	4,123,778	5,462,258
Daily Vehicle Hours Traveled (VHT)	109,422	162,445	127,781	128,120	113,935	147,384
Daily Vehicle Trips per HH	8.82	9.20	9.29	9.28	8.81	9.27
Daily VMT per HH	70.85	70.14	72.19	72.03	74.31	71.62
Daily VHT per HH	1.97	2.13	1.86	1.86	2.05	1.93

Source: Kimley-Horn and Associates 2014.

Table D.8-1 demonstrates that with an increase in the number of households, the number of VMT and VHT will increase. However, when looking at the increases on a per household basis, the difference is within 5% of the existing condition. This is generally because the TGPA/ZOU affects a limited area within the county and does not result in major changes to the land use pattern in the adopted General Plan.

The TDM analysis evaluated 219 roadway segments for each of the six study scenarios as part of the traffic analysis to evaluate the effects of the TGPA/ZOU on the County's roadway network. Table D.8-8, *LOS Summary Table*, summarizing the analysis results is located at the end of this chapter.

Peak-hour traffic volumes from the traffic demand model were analyzed through a postprocessor developed specifically for the County. This postprocessor is a Microsoft Excel spreadsheet that reads raw traffic volumes from the TDM and then adjusts these volumes to account for under or overestimates that may have occurred in the base-year model. The postprocessor then determines roadway segment LOS based on a table of LOS capacity thresholds as shown in Table D.7-1.

Tables D.8-2 through D.8-7 show which roadway segments have a drop in LOS from an acceptable LOS D or better to a LOS E or F for each of the six study scenarios. While LOS E is considered an acceptable level of service for some areas of the County and U.S. Highway 50, it is still shown in the following tables for informational purposes.

Table D.8-2. Study Scenario 1 (2010 Baseline Conditions) — 2010 Conditions; Includes 2010 Road Network

					Scenario 1 - Existing Conditions (2010)				
					Volume		2010 Method LOS		
ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	Impact? (Y/N)
44	Green Valley Rd[b]	approx 100 ft E of County line	2A	4AU	1,060	1,650	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,250	1,580	D	E	N
151	Green Valley Rd[b]	approx 200 ft W of El Dorado Hills Boulevard	2A	4AU	1,730	2,350	F	F	Y

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail.

[b] Traffic Volumes for this roadway are estimates based on adjacent roadway volumes.

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided

2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Under the existing conditions, assuming the project is not implemented, only one segment of Missouri Flat Road is anticipated to operate at LOS E in the PM peak hour. This segment is within a Community Region of the county where LOS E is acceptable. Two segments of Green Valley Road would operate at an unacceptable LOS F and are expected to continue to operate at LOS F in the near future. Because these levels of service reflect existing conditions without the project, no project impacts would occur.

Table D.8-3. Study Scenario 2 (Project 2035 Impact)—2035 Land Use Buildout (with Existing Road Network) + Project (TGPA/ZOU Buildout Assumption) with 2010 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	Scenario 2				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
5	U.S. Highway 50–EB GP	W of Bass Lake	2FA	F[b]	2,480	4,650	B	E	Y
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	F[b]	2,600	3,750	C	E	N
13	U.S. Highway 50–EB GP	W of Ponderosa	2F	E[b]	2,910	3,720	D	E	N
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	3,440	3,780	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,410	1,700	D	F	Y
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	E	1,270	1,570	D	E	N
	Green Valley Rd[c]	approx 100 ft E of County line	2A	4AU	1,290	2,060	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,400	1,570	D	E	N
55	South Shingle Rd	100 ft S of Mother Lode Dr	2A	E	1,220	1,600	D	E	N
151	Green Valley Rd[c]	~200 ft W of El Dorado Hills Boulevard	2A	4AU	2,150	2,940	F	F	Y
226	White Rock Rd	At County Line	2A	E	1,090	1,790	D	F	Y

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table 3.9-3 for additional detail.

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCCR 50 because the model includes the 20-year concept facility improvements shown in Table 3.9-1.

[c] Traffic Volumes for this roadway are estimates based on adjacent roadway volumes

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided

2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Note: "GP" stands for General Purpose Lanes (includes auxiliary lanes)

Study Scenario 2 examines the potential impact of future development under the General Plan to 2035, with the TGPA/ZOU amendments, absent any additional road improvements. This is a worse-case scenario that would occur in the absence of the road improvements that would otherwise be funded by the TIM and CIP requirements. This is provided solely as a point of comparison; there is no intent on the part of the County to rescind the TIM and CIP requirements. As shown, two County-maintained roadway segments would change to an unacceptable LOS F. These roadway segments are not on the list of roadways that are allowed to operate at LOS F pursuant to the General Plan (see Table D.7-2). The decrease in LOS to LOS F on these roadway segments would be a significant impact. Under this scenario, two segments of Green Valley Road would continue to operate at LOS F with the addition of project traffic. Adding additional traffic to roads operating at LOS F would be a significant impact. One segment of U.S. Highway 50 would operate at LOS E. This segment of U.S. Highway 50 is located in a Rural Region of the County where the minimum LOS is D. The additional traffic from the proposed project would cause this segment of the highway to decrease in LOS to E. The decrease from LOS D to LOS E on this segment of U.S. Highway 50 would be a significant impact.

Table D.8-4. Study Scenario 3 (2025 Baseline Conditions)—2010 Road Network with 2025 CIP/RTP Improvements

					Scenario 3				
					Volume		2010 Method LOS		
ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	Impact? (Y/N)
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	2,940	3,610	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,360	1,670	D	F	Y
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,280	1,560	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,640	3,450	D	F	N[c]

Source: Kimley-Horn and Associates, 2014

[a]Roadway Classification - See Table D.7-1 for additional detail
2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCR 50 because the model includes the 20-year concept facility improvements shown in Table D.7-3.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table D.7-2.

Under this scenario, two County-maintained roadway segments would change to an unacceptable LOS F. One segment of Missouri Flat Road (ID 48) is identified in the General Plan as a roadway segment allowed to operate at LOS F. With the exception of Missouri Flat Road between Mother Lode Drive and China Garden Drive, the decrease in LOS on these roadway segments would be a significant impact.

Table D.8-5. Study Scenario 4 (Project 2025 Impact)—2010 Road Network + Project (TGPA/ZOU Buildout Assumption) With 2025 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	Scenario 4				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	2,930	3,600	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,350	1,680	D	F	Y
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,250	1,550	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,630	3,460	D	F	N[c]

Source: Kimley-Horn and Associates 2014.

[a]Roadway Classification - See Table D.7-1 for additional detail.

2R, W20, W18 = Minor Two-Lane Highway

2U = Major Two-Lane Highway

2A = Two-Lane Arterial

4AU = Four-Lane Arterial, Undivided

4AD = Four Lane Arterial, Divided

6AD = Six-Lane Arterial, Divided

2F = Two Freeway Lanes (3)

2FA = Two Freeway Lanes + Auxiliary Lane (3)

3F = Three Freeway Lanes (3)

3FA = Three Freeway Lanes + Auxiliary Lane (3)

4F = Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCR 50 because the model includes the 20-year concept facility improvements shown in Table D.7-3.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table D.7-2.

This scenario has the same roadway impacts as Study Scenario 3. Two County-maintained roadway segments would change to an unacceptable LOS F. One segment of Missouri Flat Road (ID 48) is identified in the General Plan as a roadway segment allowed to operate at LOS F. With the exception of Missouri Flat Road between Mother Lode Drive and China Garden Drive, the decrease in LOS on these roadway segments would be a significant impact.

Table D.8-6. Study Scenario 5 (2035 Baseline)—2010 Road Network with 2035 Land Use Buildout Outside of El Dorado County with 2010 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario Exist, 2, and 5	Minimum LOS	Scenario 5				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
	Green Valley Rd[b]	approx 100 ft E of County line	2A	4AU	1,080	1,800	D	F	Y
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,260	1,570	D	E	N
	Green Valley Rd[b]	approx 200 ft W of El Dorado Hills Boulevard	2A	4AU	1,920	2,650	F	F	Y
226	White Rock Rd	At County Line	2A	E	930	1,670	D	F	Y

Source: Kimley-Horn and Associates, 2014

[a]Roadway Classification - See Table 3.9-3 for additional detail.

[b]Traffic Volumes for this roadway are estimates based on adjacent roadway volumes

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four-Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F = Three Freeway Lanes (3)
3FA = Three Freeway Lanes + Auxiliary Lane (3)
4F = Four Freeway Lanes (3)

Under this scenario, three County-maintained roadway segments are anticipated to operate at and unacceptable LOS F in the PM peak hour. These segments are not listed in Table D.7-2as one of the roadway segments allowed to operate at LOS F by the General Plan. For this reason, the decrease in level of service on these segments under Study Scenario 5 would be significant.

Table D.8-7. Study Scenario 6 (Cumulative Conditions in 2035)—2035 Road Network + Project (TGPA/ZOU Buildout Assumption) with 2035 CIP/RTP Improvements

ID	Roadway	Segment	Class[a] – Scenario 3, 4, and 6	Minimum LOS	Scenario 6				Impact? (Y/N)
					Volume		2010 Method LOS		
					AM Peak Hr	PM Peak Hour	AM Peak Hr	PM Peak Hour	
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	E[b]	2,640	3,650	C	E	N
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	E[b]	3,320	3,830	D	E	N
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	E	1,530	1,870	D	F	Y
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	E	1,260	1,570	D	E	N
46	Missouri Flat Rd	100 ft S of China Garden Rd	2A	E	1,290	1,540	D	E	N
48	Missouri Flat Rd	400 yds N of Forni Rd	4AD	E	2,810	3,640	D	F	N[c]
55	Cameron Park Dr	100 ft N of Robin Ln	2A	E	1,150	1,620	D	E	N
194	Pleasant Valley Rd	200 yds E of SR 49 (E)	2A	E	1,320	1,590	D	E	N

Source: Kimley-Horn and Associates 2014.

[a] Roadway Classification - See Table D.7-1 for additional detail.

2R, W20, W18 = Minor Two-Lane Highway
2U = Major Two-Lane Highway
2A = Two-Lane Arterial
4AU = Four-Lane Arterial, Undivided
4AD = Four Lane Arterial, Divided
6AD = Six-Lane Arterial, Divided
2F = Two Freeway Lanes (3)
2FA = Two Freeway Lanes + Auxiliary Lane (3)
3F= Three Freeway Lanes (3)
3FA= Three Freeway Lanes + Auxiliary Lane (3)
4F= Four Freeway Lanes (3)

[b] These minimum LOS values represent the 20-year concept LOS from the Caltrans TCR 50 because the model includes the 20-year concept facility improvements shown in Table D.7-3.

[c] Not considered an impact because this roadway segment is included in the list of roadway segments allowed to operate at LOS F as shown in Table D.7-2.

Two roadway segments would change to an unacceptable LOS of LOS F. One of the roadway segments, Missouri Flat Road (ID 48) is allowed to operate at LOS F per General Plan policy TC-Xa. The decrease in LOS to LOS F on Cameron Park Drive would be a significant impact.

Table D.8-8. LOS Summary Table

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	U.S. Highway 50–EB GP	W of Latrobe	2FA	2FA	1,090	2,760	B	C	2,030	3,440	B	C	1,320	2,350	B	B	1,290	2,380	B	B	1,170	3,210	B	C	1,630	2,560	B	B
2	U.S. Highway 50–WB GP	W of Latrobe	2F	2FA	2,240	1,340	C	B	2,810	3,210	C	D	1,930	1,580	B	B	1,890	1,550	B	B	2,560	1,630	C	B	1,990	1,780	B	B
3	U.S. Highway 50–EB HOV	W of Latrobe			620	800	-	-	-	-	-	-	710	830	-	-	720	820	-	-	-	-	-	-	780	960	-	-
4	U.S. Highway 50–WB HOV	W of Latrobe			620	800	-	-	-	-	-	-	760	980	-	-	790	980	-	-	-	-	-	-	960	1,080	-	-
5	U.S. Highway 50–EB GP	W of Bass Lake	2FA	2FA	1,450	3,630	B	C	2,480	4,650	B	E	2,260	3,880	B	D	2,250	3,890	B	D	1,630	3,680	B	D	2,600	4,300	B	D
6	U.S. Highway 50–WB GP	W of Bass Lake	2F	2FA	2,900	2,110	D	C	3,490	3,420	D	D	2,710	2,840	C	C	2,690	2,850	C	C	2,950	2,260	D	C	3,180	3,240	C	C
7	U.S. Highway 50–EB HOV (future)	W of Bass Lake			-	-	-	-	-	-	-	-	390	650	-	-	400	640	-	-	-	-	-	-	440	780	-	-
8	U.S. Highway 50–WB HOV (future)	W of Bass Lake			-	-	-	-	-	-	-	-	550	560	-	-	570	550	-	-	-	-	-	-	730	640	-	-
9	U.S. Highway 50–EB GP	W of Cameron Park	2F	2F	1,610	3,170	B	D	2,600	3,750	C	E	2,390	3,330	C	D	2,370	3,320	C	D	1,750	3,230	B	D	2,640	3,650	C	E
10	U.S. Highway 50–WB GP	W of Cameron Park	2F	2F	2,910	2,120	D	C	3,270	3,360	D	D	2,930	3,540	D	D	2,920	3,040	D	D	2,910	2,280	D	C	3,280	3,330	D	D
11	U.S. Highway 50–EB HOV (future)	W of Cameron Park			-	-	-	-	-	-	-	-	340	530	-	-	350	520	-	-	-	-	-	-	390	630	-	-
12	U.S. Highway 50–WB HOV (future)	W of Cameron Park			-	-	-	-	-	-	-	-	430	510	-	-	450	500	-	-	-	-	-	-	580	580	-	-
13	U.S. Highway 50–EB GP	W of Ponderosa	2F	2F	2,020	2,930	B	D	2,910	3,720	D	E	2,860	3,220	C	D	2,840	3,230	C	D	2,130	2,970	C	D	3,010	3,550	D	D
14	U.S. Highway 50–WB GP	W of Ponderosa	2F	2F	2,970	2,700	D	C	3,440	3,780	D	E	2,940	3,610	D	E	2,930	3,600	D	E	2,960	2,820	D	C	3,320	3,830	D	E
15	U.S. Highway 50–EB HOV (future)	W of Ponderosa			-	-	-	-	-	-	-	-	290	420	-	-	290	410	-	-	-	-	-	-	300	500	-	-
16	U.S. Highway 50–WB HOV (future)	W of Ponderosa			-	-	-	-	-	-	-	-	370	410	-	-	380	400	-	-	-	-	-	-	490	440	-	-
17	U.S. Highway 50–EB GP	W of Shingle Springs	2F	2F	1,570	2,330	B	C	2,420	3,140	C	D	2,390	2,640	C	C	2,370	2,640	C	C	1,670	2,380	B	C	2,480	2,910	C	D
18	U.S. Highway 50–WB GP	W of Shingle Springs	2F	2F	1,870	1,850	B	B	2,420	2,940	C	D	1,860	2,720	B	C	2,210	2,720	C	C	1,870	1,950	B	B	2,210	2,870	C	C
19	U.S. Highway 50–EB HOV (future)	W of Shingle Springs			-	-	-	-	-	-	-	-	260	390	-	-	270	380	-	-	-	-	-	-	280	460	-	-
20	U.S. Highway 50–WB HOV (future)	W of Shingle Springs			-	-	-	-	-	-	-	-	330	410	-	-	350	400	-	-	-	-	-	-	430	420	-	-
21	U.S. Highway 50–EB GP	W of Greenstone	2F	2F	1,440	2,220	B	C	2,350	2,960	C	D	2,220	2,430	C	C	2,210	2,440	C	C	1,550	2,270	B	C	2,320	2,670	C	C
22	U.S. Highway 50–WB GP	W of Greenstone	2F	2F	1,850	1,710	B	B	2,380	2,770	C	C	1,750	2,490	B	C	1,760	2,490	B	C	1,840	1,800	B	B	2,070	2,620	C	C
23	U.S. Highway 50–EB HOV (future)	W of Greenstone			-	-	-	-	-	-	-	-	340	430	-	-	340	430	-	-	-	-	-	-	340	500	-	-

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
24	U.S. Highway 50–WB HOV (future)	W of Greenstone			-	-	-	-	-	-	-	-	400	470	-	-	400	460	-	-	-	-	-	-	500	480	-	-
25	U.S. Highway 50–EB GP	Greenstone	2F	2F	1,480	2,160	B	C	2,450	2,940	C	D	2,630	2,830	C	C	2,620	2,830	C	C	1,590	2,210	B	C	2,730	3,080	C	D
26	U.S. Highway 50–WB GP	Greenstone	2F	2F	1,740	1,700	B	B	2,240	2,770	C	C	2,050	2,980	B	D	2,060	2,970	B	D	1,730	1,800	B	B	2,420	3,080	C	D
27	U.S. Highway 50–EB GP	Missouri Flat	2F	2F	1,430	2,040	B	B	2,380	2,740	C	C	2,510	2,650	C	C	2,500	2,660	C	C	1,530	2,080	B	C	2,590	2,870	C	C
28	U.S. Highway 50–WB GP	Missouri Flat	2F	2F	1,650	1,650	B	B	2,150	2,650	C	C	1,950	2,880	B	C	1,950	2,880	B	C	1,640	1,730	B	B	2,300	2,980	C	D
29	U.S. Highway 50–EB GP	W of Placerville	2F	2F	1,110	1,660	B	B	1,734	2,184	B	C	1,920	2,230	B	C	1,890	2,270	B	C	1,188	1,674	B	B	1,970	2,470	B	C
30	U.S. Highway 50–WB GP	W of Placerville	2F	2F	1,510	1,440	B	B	1,921	2,109	B	C	1,440	2,210	B	C	1,430	2,270	B	C	1,500	1,493	B	B	1,680	2,240	B	C
31	Cameron Park Dr	300 yds S of Hacienda Dr	2A	4AD	1,030	1,210	D	D	1,290	1,440	D	D	1,520	1,790	C	C	1,500	1,790	C	C	1,060	1,210	D	D	1,610	1,890	C	D
32	Cameron Park Dr	200 ft N of Oxford Rd	2A	2A	1,080	1,370	D	D	1,410	1,700	D	F	1,360	1,670	D	F	1,350	1,680	D	F	1,120	1,400	D	D	1,530	1,870	D	F
33	El Dorado Hills Bl	200 ft S of Saratoga Wy	6AD	6AD	2,090	2,530	C	C	2,560	2,810	C	D	2,020	2,350	C	C	2,060	2,350	C	C	2,160	2,560	C	C	2,440	2,720	C	C
34	El Dorado Hills Bl	100 ft S of Wilson Bl	4AD	4AD	1,860	1,800	D	C	2,200	2,060	D	D	2,440	2,210	D	D	2,440	2,210	D	D	1,880	1,810	D	C	2,640	2,390	D	D
35	El Dorado Hills Bl	100 ft S of Olson Ln	4AD	4AD	1,830	1,780	C	C	2,050	1,950	D	D	2,120	2,010	D	D	2,130	2,010	D	D	1,870	1,810	D	C	2,240	2,100	D	D
36	El Dorado Hills Bl	10 ft N of Olson Ln	4AD	4AD	1,790	1,590	C	C	2,010	1,760	D	C	2,070	1,820	D	C	2,080	1,820	D	C	1,830	1,620	C	C	2,190	1,910	D	D
37	El Dorado Hills Bl	100 ft N of Harvard Wy	4AD	4AD	1,060	1,480	C	C	1,410	1,800	C	C	1,330	1,740	C	C	1,340	1,730	C	C	1,160	1,590	C	C	1,420	1,830	C	C
38	El Dorado Hills Bl	300 ft S of Francisco Dr	2A	2A	990	1,340	D	D	1,270	1,570	D	E	1,190	1,510	D	D	1,200	1,510	D	D	1,110	1,450	D	D	1,260	1,570	D	E
39	El Dorado Hills Bl	100 ft S of Green Valley Rd	2A	2A	320	440	C	C	440	400	C	C	470	550	C	C	490	550	C	C	320	380	C	C	540	620	C	C
40	Francisco Dr	200 ft S of Green Valley Rd	2A	2A	950	1,130	D	D	1,160	1,430	D	D	970	1,200	D	D	960	1,200	D	D	1,100	1,320	D	D	960	1,180	D	D
41	Green Valley Rd	200 ft W of Mormon Island Dr	4AD	4AD	1,870	2,460	D	D	2,290	3,050	D	D	1,550	2,300	C	D	1,530	2,310	C	D	2,060	,760	D	D	1,660	2,490	C	D
42	Green Valley Rd	200 ft E of Mormon Island Dr	4AD	4AD	1,860	2,430	D	D	2,280	3,010	D	D	1,540	2,260	C	D	1,520	2,280	C	D	2,050	2,720	D	D	1,650	2,460	C	D
43	Green Valley Rd	200 ft E of Francisco Dr	4AD	4AD	1,060	1,650	C	C	1,290	2,060	C	D	960	1,700	C	C	950	1,710	C	C	1,080	1,800	C	C	1,030	1,820	C	C
44	Green Valley Rd	aprox 100 ft E of Countyline	2A	4AU	1,060	1,650	D	F	1,290	2,060	D	F	960	1,700	C	C	950	1,710	C	C	1,080	1,800	D	F	1,030	1,820	C	D
45	Latrobe Rd	300 ft N of White Rock Rd	6AD	6AD	2,000	2,120	C	C	3,400	3,820	D	D	1,650	1,760	C	C	1,630	1,790	C	C	2,370	2,840	C	D	1,810	2,150	C	C
46	Missouri Flat Rd	100 ft N of SR 49	2A	2A	1,050	1,220	D	D	1,140	1,170	D	D	940	1,020	D	D	910	1,010	D	D	1,060	1,210	D	D	940	980	D	D
47	Missouri Flat Rd	100 ft S of China Garden Rd	2A	2A	1,250	1,580	D	E	1,400	1,570	D	E	1,280	1,560	D	E	1,250	1,550	D	E	1,260	1,570	D	E	1,290	1,540	D	E
48	Missouri Flat Rd	S of Forni Rd	4AD	4AD	1,470	1,850	C	C	1,820	2,220	C	D	2,000	2,590	D	D	2,000	2,600	D	D	1,440	1,820	C	C	2,180	2,780	D	D
49	Missouri Flat Rd	400 yds N of Forni Rd	4AD	4AD	2,040	2,650	D	D	2,430	3,100	D	D	2,640	3,450	D	F	2,630	3,460	D	F	2,060	2,670	D	D	2,810	3,640	D	F
50	Missouri Flat Rd	100 ft S of Plaza Dr	4AD	4AD	1,340	1,930	C	D	1,540	2,210	C	D	1,480	2,150	C	D	1,480	2,160	C	D	1,340	1,920	C	D	1,540	2,280	C	D
51	Missouri Flat Rd	100 ft N of Plaza Dr	4AD	4AD	590	650	C	C	790	930	C	C	720	870	C	C	720	880	C	C	580	650	C	C	780	1,000	C	C
52	Missouri Flat Rd	300 ft S of El Dorado Rd	2A	2A	640	790	C	C	900	1,220	D	D	750	1,020	C	D	750	1,010	C	D	640	810	C	C	800	1,100	C	D
53	North Shingle Rd	400 yds E of Ponderosa Rd	2A	2A	510	650	C	C	800	980	C	D	730	870	C	D	730	870	C	D	510	630	C	C	900	1,060	D	D
54	North Shingle Rd	100 ft S of Green Valley Rd	W22	W22	380	500	C	C	570	700	C	C	540	640	C	C	540	640	C	C	380	480	C	C	660	760	C	C
55	South Shingle Rd	100 ft S of Mother Lode Dr	2A	2A	720	1,030	C	D	1,220	1,600	D	E	970	1,300	D	D	970	1,310	D	D	740	1,060	C	D	1,080	1,470	D	D
56	Cameron Park Dr	100 ft N of Robin Ln	2A	2A	520	820	C	C	1,060	1,540	D	D	940	1,330	D	D	940	1,330	D	D	560	830	C	C	1,150	1,620	D	E
57	Cameron Park Dr	100 ft N of Coach Ln	4AD	4AD	1,370	2,100	C	D	2,080	2,930	D	D	1,910	2,740	D	D	1,910	2,720	D	D	1,420	2,130	C	D	2,250	3,070	D	D
58	Cameron Park Dr	200 yds N of Mira Loma Dr	2A	2A	920	1,240	D	D	1,150	1,440	D	D	1,150	1,470	D	D	1,150	1,470	D	D	960	1,260	D	D	1,210	1,530	D	D
59	Cameron Park Dr	200 yds S of Green Valley Rd	2A	2A	680	810	C	C	840	950	C	D	840	950	C	D	850	960	C	D	700	830	C	C	890	990	D	D
60	Country Club Dr	0.1 mile E of Merrychase Dr	2A	2A	350	230	C	C	610	560	C	C	530	340	C	C	530	340	C	C	360	230	C	C	690	600	C	C

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
61	Durock Rd	50 ft S of Robin Ln	2A	2A	380	580	C	C	730	950	C	D	660	850	C	D	660	860	C	D	400	580	C	C	790	980	C	D
62	Palmer Dr	100 ft E of Cameron Park Dr	2A	2A	570	820	C	C	810	1,130	C	D	720	1,010	C	D	720	1,010	C	D	570	820	C	C	820	1,150	C	D
63	Serrano Pkwy	450 ft E of Silva Valley Pkwy	4AD	4AD	1,080	930	C	C	1,350	1,110	C	C	990	880	C	C	990	880	C	C	1,030	940	C	C	1,160	1,060	C	C
64	Silva Valley Pkwy	100 ft S of Serrano Pkwy	4AD	4AD	850	640	C	C	1,230	1,140	C	C	1,370	1,170	C	C	1,380	1,180	C	C	790	740	C	C	1,570	1,400	C	C
65	Silva Valley Pkwy	100 ft N of Serrano Pkwy	4AD	4AD	1,270	900	C	C	1,510	1,210	C	C	1,530	1,170	C	C	1,540	1,170	C	C	1,300	990	C	C	1,620	1,280	C	C
65	Silva Valley Pkwy	100 ft S of Harvard Wy	4AD	4AD	1,050	860	C	C	1,280	1,170	C	C	1,260	1,070	C	C	1,270	1,070	C	C	1,090	960	C	C	1,330	1,160	C	C
67	Silva Valley Pkwy	100 ft N of Harvard Wy	2A	2A	790	630	C	C	880	790	D	C	970	730	D	C	970	730	D	C	790	670	C	C	1,050	800	D	C
68	Silva Valley Pkwy	100 ft S of Green Valley Rd	2A	2A	590	530	C	C	730	750	C	C	700	580	C	C	700	580	C	C	620	620	C	C	780	660	C	C
69	Sophia Pkwy	200 ft S of Green Valley Rd	2A	2A	450	590	C	C	660	900	C	D	270	520	C	C	260	540	C	C	490	810	C	C	330	670	C	C
70	White Rock Rd	100 ft E of Latrobe Rd	4AD	6AD	760	1,380	C	C	1,080	1,880	C	D	1,130	1,980	C	C	1,160	1,970	C	C	780	1,570	C	C	1,600	2,360	C	C
71	Barkley Rd	50 ft N of Carson Rd	2A	2A	70	80	C	C	80	100	C	C	80	90	C	C	80	90	C	C	70	80	C	C	80	100	C	C
72	Bedford Av	At City Limits	2A	2A	30	40	C	C	40	50	C	C	40	50	C	C	40	50	C	C	30	40	C	C	40	50	C	C
73	Big Cut Rd	100 ft N of Pleasant Vly Rd	W18	W18	70	90	B	B	220	270	B	B	170	220	B	B	170	220	B	B	70	90	B	B	270	270	B	B
74	Bucks Bar Rd	50 ft S of Pleasant Vly Rd	W20	W20	380	390	C	C	500	520	C	C	460	480	C	C	460	480	C	C	360	360	B	B	520	540	C	C
75	Bucks Bar Rd	300 ft N of Mt Aukum Rd	W18	W18	300	290	B	B	400	410	C	C	370	370	B	C	370	370	B	C	270	270	B	B	430	430	C	C
76	China Garden Rd	150 ft N of SR 49	2A	2A	80	80	C	C	83	86	C	C	60	70	C	C	40	90	C	C	49	83	C	C	50	80	C	C
77	China Garden Rd	200 yds E of Missouri Flat Rd	2A	2A	240	330	C	C	510	750	C	C	110	240	C	C	110	340	C	C	230	340	C	C	210	330	C	C
78	El Dorado Rd	200 yds N of Pleasant Vly Rd	W22	W22	210	250	B	B	410	530	C	C	350	460	B	C	350	480	B	C	210	250	B	B	390	530	C	C
79	Enterprise Dr	100 ft E of Forni Rd	2A	2A	220	320	C	C	250	400	C	C	230	320	C	C	230	330	C	C	220	320	C	C	230	330	C	C
80	Fairplay Rd	100 ft S of Mt Aukum Rd	W20	W20	150	170	B	B	180	210	B	B	180	200	B	B	180	200	B	B	140	160	B	B	200	220	B	B
81	Forebay Rd	100 ft N of Pony Express Tr	2A	2A	120	170	C	C	150	210	C	C	140	190	C	C	140	190	C	C	120	170	C	C	160	210	C	C
82	Forni Rd	200 ft N of SR 49	2A	2A	340	330	C	C	360	370	C	C	360	350	C	C	360	350	C	C	340	320	C	C	360	360	C	C
83	Forni Rd	300 ft W of Missouri Flat Rd	2A	2A	500	820	C	C	630	1,010	C	D	600	950	C	D	590	950	C	D	540	860	C	D	600	950	C	D
84	Forni Rd	30 ft W of Arroyo Vista Wy	2A	2A	100	150	C	C	180	300	C	C	190	280	C	C	180	280	C	C	100	150	C	C	190	280	C	C
85	Forni Rd	W of Placerville Dr at City Limits	W20	W20	70	120	B	B	630	830	C	D	130	270	B	B	130	260	B	B	70	140	B	B	240	410	B	C
86	French Creek Rd	300 ft S of Mother Lode Dr	2A	2A	200	240	C	C	250	270	C	C	220	250	C	C	220	250	C	C	200	240	C	C	280	280	C	C
87	Garden Valley Rd	300 ft N of SR 193	W20	W20	40	40	B	B	50	60	B	B	50	50	B	B	50	50	B	B	40	40	B	B	50	50	B	B
88	Garden Valley Rd	0.45 mile S of Marshall Rd	W20	W20	140	120	B	B	150	130	B	B	150	120	B	B	150	120	B	B	140	120	B	B	150	130	B	B
89	Greenwood Rd	100 ft W of Marshall Rd	2A	2A	80	110	C	C	180	220	C	C	140	170	C	C	140	170	C	C	80	100	C	C	180	220	C	C
90	Greenwood Rd	0.03 mile S of SR 193	2A	2A	60	90	C	C	60	90	C	C	60	90	C	C	60	90	C	C	60	80	C	C	60	90	C	C
91	Harvard Wy	0.15 mile E of El Dorado Hills Bl	4AU	4AU	930	730	C	C	1,090	850	C	C	940	790	C	C	930	790	C	C	970	770	C	C	980	810	C	C
92	Harvard Wy	200 ft W of Silva Valley Pkwy	4AU	4AU	820	560	C	C	1,010	740	C	C	880	620	C	C	870	620	C	C	870	610	C	C	910	640	C	C
93	Icehouse Rd	300 ft N of US 50	2A	2A	80	130	C	C	70	110	C	C	80	120	C	C	80	120	C	C	60	100	C	C	80	120	C	C
94	Lime Kiln Rd	100 ft E of China Garden Rd	2A	2A	130	230	C	C	380	670	C	C	30	120	C	C	30	190	C	C	120	230	C	C	90	190	C	C
95	Meder Rd	300 ft E of Cameron Park Dr	W22	W22	590	580	C	C	900	990	D	D	700	760	C	C	700	760	C	C	600	600	C	C	910	1,010	D	D
96	Meder Rd	200 yds W of Ponderosa Rd	W22	W22	490	510	C	C	730	740	C	C	620	610	C	C	620	610	C	C	500	490	C	C	710	680	C	C
97	Mosquito Rd	300 ft S of Union Ridge Rd	2A	2A	150	150	C	C	350	370	C	C	290	300	C	C	290	300	C	C	140	140	C	C	360	380	C	C
98	Mosquito Rd	At American River Br	W18	W18	100	100	B	B	170	170	B	B	150	150	B	B	150	150	B	B	80	90	B	B	180	180	B	B
99	Newtown Rd	200 yds N of Pleasant Vly Rd	2A	2A	250	240	C	C	370	410	C	C	340	400	C	C	330	400	C	C	220	240	C	C	390	440	C	C
100	Oak Hill Rd	300 ft S of Pleasant Vly Rd	2A	2A	130	170	C	C	130	170	C	C	140	170	C	C	140	170	C	C	130	160	C	C	140	170	C	C

ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
101	Patterson Dr	200 ft S of Pleasant Vly Rd	2A	2A	270	370	C	C	350	470	C	C	320	420	C	C	340	440	C	C	270	370	C	C	350	470	C	C
102	Ponderosa Rd	100 ft N of Meder Rd	W20	W20	130	130	B	B	140	140	B	B	140	140	B	B	140	140	B	B	140	130	B	B	150	140	B	B
103	Ponderosa Rd	100 ft S of Green Valley Rd	W20	W20	110	100	B	B	120	110	B	B	120	110	B	B	120	110	B	B	110	100	B	B	120	110	B	B
104	Rock Creek Rd	100 ft E of SR 193	2A	2A	20	20	C	C	20	30	C	C	20	20	C	C	20	20	C	C	20	20	C	C	20	30	C	C
105	Sand Ridge Rd	100 ft W of Bucks Bar Rd	2A	2A	100	100	C	C	130	130	C	C	130	130	C	C	130	130	C	C	100	100	C	C	130	140	C	C
106	Serrano Pkwy	250 ft W of Silva Valley Pkwy	4AD	4AD	770	590	C	C	820	650	C	C	550	410	C	C	560	410	C	C	780	610	C	C	640	470	C	C
107	Sliger Mine Rd	50 ft N of SR 193	2A	2A	50	70	C	C	60	80	C	C	60	80	C	C	60	80	C	C	40	60	C	C	70	90	C	C
108	Snows Rd	400 ft N of Newtown Rd	2A	2A	80	90	C	C	100	120	C	C	90	110	C	C	90	110	C	C	80	90	C	C	100	130	C	C
109	Snows Rd	200 ft S of Carson Rd	2A	2A	280	240	C	C	310	270	C	C	300	260	C	C	300	260	C	C	280	240	C	C	310	270	C	C
110	South Shingle Rd	0.5 mile E of Latrobe Rd	W18	W18	130	70	B	B	300		B	B	150	150	B	B	150	150	B	B	150	100	B	B	180	180	B	B
111	South Shingle Rd	100 ft N of Barnett Ranch Rd	W20	W20	190	230	B	B	380	510	C	C	240	320	B	B	240	320	B	B	220	270	B	B	260	340	B	B
112	Starbuck Rd	110 ft N of Green Valley Rd	2A	2A	100	150	C	C	160	210	C	C	160	210	C	C	150	200	C	C	100	150	C	C	160	220	C	C
113	Union Ridge Rd	100 ft W of Hassler Rd	2A	2A	40	50	C	C	70	110	C	C	60	80	C	C	60	90	C	C	40	50	C	C	70	110	C	C
114	Wentworth Springs Rd	100 ft W of Quintette Rd	2A	2A	40	60	C	C	40	70	C	C	40	70	C	C	40	70	C	C	40	60	C	C	40	70	C	C
115	White Rock Rd	100 ft S of Silva Valley Pkwy	2A	6AD	690	900	C	D	1,090	1,370	D	D	1,200	1,540	C	C	1,220	1,540	C	C	610	980	C	D	1,720	2,010	C	C
116	Bass Lake Rd	400 yd N of Country Club Dr	2A	2A	930	880	D	D	1,420	1,360	D	D	1,150	1,140	D	D	1,150	1,130	D	D	980	840	D	C	1,320	1,340	D	D
117	Bass Lake Rd	100 yd S of Green Vly Rd	W22	2A	510	450	C	C	720	670	C	C	520	470	C	C	520	470	C	C	530	460	C	C	590	560	C	C
118	Bassi Rd	200 ft W of Lotus Rd	2A	2A	80	100	C	C	90	110	C	C	90	110	C	C	90	110	C	C	80	100	C	C	90	110	C	C
119	Broadway	At City Limits	2A	2A	350	350	C	C	560	600	C	C	500	510	C	C	500	510	C	C	320	340	C	C	580	610	C	C
120	Cambridge Rd	At U.S. Highway 50 OC	2A	2A	620	860	C	D	940	1,040	D	D	820	990	C	D	820	990	C	D	630	860	C	D	900	1,040	D	D
121	Cambridge Rd	300 ft S of Country Club Dr	2A	2A	580	750	C	C	830	950	C	D	720	850	C	D	720	850	C	C	600	780	C	C	810	920	C	D
122	Cambridge Rd	100 ft N of Country Club Dr	2A	2A	520	740	C	C	810	1,090	C	D	640	820	C	C	650	820	C	C	550	750	C	C	790	1,000	C	D
123	Cambridge Rd	300 yds N of Oxford Rd	2A	2A	330	480	C	C	500	710	C	C	420	610	C	C	410	600	C	C	350	490	C	C	460	680	C	C
124	Cambridge Rd	300 ft S of Green Valley Rd	2A	2A	350	410	C	C	660	720	C	C	500	610	C	C	490	610	C	C	360	430	C	C	570	700	C	C
125	Carson Rd	0.6 mile E of City Limits	2A	2A	120	170	C	C	140	210	C	C	140	190	C	C	140	200	C	C	120	170	C	C	150	210	C	C
126	Carson Rd	300 yds E of Gatlin Rd	2A	2A	80	140	C	C	100	170	C	C	90	150	C	C	90	150	C	C	70	120	C	C	100	170	C	C
127	Carson Rd	At Carson Ct	2A	2A	110	180	C	C	110	200	C	C	100	190	C	C	100	190	C	C	100	160	C	C	110	200	C	C
128	Carson Rd	100 ft W of Barkley Rd	2A	2A	210	280	C	C	300	380	C	C	280	360	C	C	280	360	C	C	210	280	C	C	310	390	C	C
129	Carson Rd	100 ft E of Ponderosa Wy	2A	2A	170	220	C	C	170	230	C	C	170	230	C	C	170	230	C	C	170	220	C	C	170	230	C	C
130	Cedar Ravine Rd	0.1 mile N of Pleasant Valley Rd	W20	2A	170	170	B	B	410	440	C	C	340	350	C	C	330	360	C	C	170	160	B	B	460	440	C	C
131	Cedar Ravine Rd	0.25 mile S of Country Club Dr	2A	2A	220	220	C	C	420	460	C	C	380	400	C	C	380	400	C	C	210	210	C	C	430	450	C	C
132	Cold Springs Rd	At City Limits	2A	2A	270	300	C	C	600	750	C	C	520	620	C	C	510	630	C	C	270	300	C	C	580	690	C	C
133	Cold Springs Rd	300 yds S of Gold Hill Rd	2A	2A	190	280	C	C	430	590	C	C	370	490	C	C	360	500	C	C	190	280	C	C	400	540	C	C
134	Cold Springs Rd	100 ft S of SR 153	W22	2A	120	180	B	B	290	410	B	C	230	310	C	C	220	330	C	C	120	180	B	B	260	360	C	C
135	Country Club Dr	0.4 mile E of Bass Lake Rd	2A	2A	440	350	C	C	780	790	C	C	680	530	C	C	690	530	C	C	460	370	C	C	890	850	D	C
136	Country Club Dr	0.15 mile W of Knollwood Dr	2A	2A	480	310	C	C	810	740	C	C	720	500	C	C	720	500	C	C	480	310	C	C	900	750	D	C
137	Country Club Dr	300 yds E of Cambridge Rd	2A	2A	240	270	C	C	710	820	C	C	490	560	C	C	500	560	C	C	250	270	C	C	650	750	C	C
138	Country Club Dr	0.2 mile W of Cameron Park Dr	2A	2A	230	370	C	C	520	670	C	C	320	530	C	C	320	530	C	C	230	360	C	C	450	600	C	C
139	Durock Rd	50 ft W of S Shingle Rd	2A	2A	360	560	C	C	700	860	C	D	560	720	C	C	550	730	C	C	360	550	C	C	660	840	C	C

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					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
140	El Dorado Rd	0.2 mile S of US 50	W22	2A	440	500	C	C	660	850	C	D	620	800	C	C	630	810	C	C	440	500	C	C	690	900	C	D
141	El Dorado Rd	0.11 mile N of U.S. Highway 50	W22	2A	160	200	B	B	390	660	C	C	380	550	C	C	390	540	C	C	160	220	B	B	460	650	C	C
142	El Dorado Rd	50 ft N of Missouri Flat Rd	W22	2A	150	260	B	B	360	750	B	C	250	530	C	C	250	510	C	C	150	280	B	B	280	570	C	C
143	Francisco Dr	200 ft N of Green Valley Rd	2A	2A	900	1,210	D	D	960	1,270	D	D	940	1,280	D	D	940	1,280	D	D	940	1,260	D	D	980	1,300	D	D
144	Francisco Dr	100 ft S of Sheffield Dr	2A	2A	160	200	C	C	170	190	C	C	160	160	C	C	150	170	C	C	160	180	C	C	170	190	C	C
145	Francisco Dr	300 yds N of Sheffield Dr	2A	2A	60	80	C	C	70	80	C	C	60	70	C	C	50	70	C	C	60	70	C	C	70	70	C	C
146	Gold Hill Rd	100 ft E of Lotus Rd	W22	2A	230	140	B	B	350	280	B	B	320	250	C	C	320	250	C	C	230	140	B	B	340	270	C	C
147	Gold Hill Rd	200 ft W of Cold Springs Rd	W22	2A	220	150	B	B	340	290	B	B	320	260	C	C	320	260	C	C	220	150	B	B	340	280	C	C
148	Gold Hill Rd	100 yds E of Cold Springs Rd	W22	2A	50	40	B	B	110	110	B	B	90	80	C	C	90	80	C	C	50	40	B	B	100	100	C	C
149	Green Valley Rd	200 ft W of Sophia Pkwy	4AU	4AU	1,730	2,050	C	D	1,940	2,230	D	D	1,730	2,070	C	D	1,710	2,080	C	D	1,820	2,070	D	D	1,750	2,120	C	D
150	Green Valley Rd	200 ft E of Sophia Pkwy	4AU	4AU	1,730	2,350	C	D	2,150	2,940	D	D	1,450	2,240	C	D	1,440	2,250	C	D	1,920	2,650	D	D	1,560	2,420	C	D
151	Green Valley Rd	~200 ft W of El Dorado Hills Boulevard	2A	4AU	1,730	2,350	F	F	2,150	2,940	F	F	1,450	2,240	C	D	1,440	2,250	C	D	1,920	2,650	F	F	1,560	2,420	C	D
152	Green Valley Rd	300 ft W of Silva Valley Pkwy	2A	4AU	970	1,120	D	D	1,130	1,390	D	D	1,150	1,390	C	C	1,150	1,380	C	C	990	1,240	D	D	1,290	1,530	C	C
153	Green Valley Rd	200 ft W of Bass Lake Rd	2A	2A	1,200	980	D	D	1,410	1,290	D	D	1,220	1,080	D	D	1,220	1,080	D	D	1,230	1,060	D	D	1,270	1,130	D	D
154	Green Valley Rd	300 ft W of Cameron Park Dr	2A	2A	930	940	D	D	1,300	1,380	D	D	1,080	1,160	D	D	1,080	1,160	D	D	960	1,000	D	D	1,200	1,290	D	D
155	Green Valley Rd	300 ft E of La Crescenta Dr	W22	2A	610	630	C	C	900	1,020	D	D	620	700	C	C	620	700	C	C	620	650	C	C	700	800	C	C
156	Green Valley Rd	500 ft E of Deer Valley Rd (E)	W18	2A	360	420	B	C	580	750	C	C	290	400	C	C	290	390	C	C	370	440	B	C	340	470	C	C
157	Green Valley Rd	300 ft W of Lotus Rd	W18	2A	570	650	C	C	1,030	1,220	D	D	730	860	C	D	730	860	C	D	560	650	C	C	930	1,060	D	D
158	Green Valley Rd	100 ft W of Greenstone Rd	W20	2A	300	360	B	B	610	770	C	C	490	570	C	C	490	570	C	C	310	360	B	B	530	650	C	C
159	Green Valley Rd	400 ft W of Campus Dr	W20	2A	370	420	B	C	570	720	C	C	490	590	C	C	490	600	C	C	380	430	C	C	520	680	C	C
160	Green Valley Rd	200 ft W of Missouri Flat Rd	W20	2A	710	760	C	C	910	1,060	D	D	840	930	C	D	840	940	C	D	720	770	C	C	870	1,020	D	D
161	Green Valley Rd	100 ft W of Weber Creek Br	W18	2A	230	310	B	B	560	930	C	D	440	650	C	C	440	640	C	C	240	320	B	B	470	700	C	C
162	Greenstone Rd	300 ft N of Mother Lode Dr	W18	2A	80	110	B	B	130	160	B	B	110	140	C	C	110	140	C	C	80	110	B	B	130	160	C	C
163	Greenstone Rd	0.20 mile N of US 50	2A	2A	210	220	C	C	380	410	C	C	330	330	C	C	330	330	C	C	200	210	C	C	370	350	C	C
164	Grizzly Flat Rd	200 yds E of Mt Aukum Rd	2A	2A	160	190	C	C	230	270	C	C	210	240	C	C	210	240	C	C	150	170	C	C	250	280	C	C
165	Lake Hills Dr	100 ft N of Salmon Falls Rd	2A	2A	250	260	C	C	250	270	C	C	270	290	C	C	270	290	C	C	250	270	C	C	260	280	C	C
166	Latrobe Rd	250 ft N of County Line	2A	2A	240	300	C	C	500	550	C	C	220	260	C	C	220	260	C	C	420	470	C	C	320	330	C	C
167	Latrobe Rd	1.5 mi N of S Shingle Rd	2A	2A	250	310	C	C	570	630	C	C	240	280	C	C	240	280	C	C	470	530	C	C	350	360	C	C
168	Latrobe Rd	At Deer Creek Bridge	2A	2A	330	390	C	C	600	640	C	C	310	330	C	C	310	340	C	C	520	560	C	C	410	420	C	C
169	Latrobe Rd	100 ft S of Investment Bl	2A	2A	380	420	C	C	740	790	C	C	400	410	C	C	400	420	C	C	600	640	C	C	550	540	C	C
170	Latrobe Rd	100 ft N of Investment Bl	2A	2A	650	710	C	C	940	1,020	D	D	670	710	C	C	680	720	C	C	890	950	D	D	810	830	C	C
171	Latrobe Rd	100 ft N of Golden Foothill Pw	4AD	4AD	1,750	1,740	C	C	2,420	2,400	D	D	1,130	1,100	C	C	1,140	1,100	C	C	1,830	1,780	C	C	1,300	1,260	C	C
172	Lotus Rd	300 ft N of Green Valley Rd	2A	2A	470	570	C	C	1,030	1,260	D	D	780	960	C	D	780	960	C	D	450	550	C	C	1,020	1,230	D	D
173	Lotus Rd	300 ft S of Thompson Hill Rd	2A	2A	310	430	C	C	520	690	C	C	400	550	C	C	410	550	C	C	290	410	C	C	530	680	C	C
174	Lotus Rd	0.25 mile S of SR 49	2A	2A	260	460	C	C	490	720	C	C	380	590	C	C	380	590	C	C	250	440	C	C	490	710	C	C
175	Luneman Rd	100 ft W of Lotus Rd	2A	2A	270	180	C	C	350	280	C	C	340	250	C	C	330	250	C	C	270	180	C	C	360	280	C	C
176	Marshall Rd	200 yds E of SR 49	2A	2A	260	300	C	C	360	410	C	C	300	350	C	C	300	360	C	C	250	290	C	C	370	410	C	C
177	Marshall Rd	300 ft E of Garden Valley Rd	2A	2A	430	370	C	C	590	550	C	C	530	480	C	C	530	480	C	C	410	360	C	C	600	550	C	C
178	Marshall Rd	300 yds S of Lower Main St	2A	2A	40	50	C	C	100	110	C	C	70	90	C	C	70	90	C	C	40	50	C	C	110	120	C	C

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					AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
179	Missouri Flat Rd	300 ft N of El Dorado Rd	2A	2A	650	620	C	C	780	800	C	C	730	740	C	C	730	740	C	C	650	630	C	C	760	820	C	C
180	Mormon Emigrant Tr	100 ft E of Sly Park Rd	2A	2A	60	90	C	C	120	150	C	C	100	140	C	C	100	130	C	C	60	90	C	C	140	170	C	C
181	Mosquito Rd	At City Limits	2A	2A	270	310	C	C	720	770	C	C	670	730	C	C	670	720	C	C	260	300	C	C	730	790	C	C
182	Mother Lode Dr	200 ft W of Sunset Ln	2A	2A	910	1,100	D	D	1,210	1,380	D	D	1,090	1,260	D	D	1,090	1,260	D	D	920	1,120	D	D	1,200	1,350	D	D
183	Mother Lode Dr	400 yds W of Pleasant Valley Rd	2A	2A	570	740	C	C	890	1,130	D	D	710	910	C	D	730	920	C	D	560	730	C	C	810	1,040	C	D
184	Mother Lode Dr	0.43 mile E of Pleasant Valley Rd	2A	2A	240	320	C	C	300	410	C	C	290	390	C	C	290	390	C	C	240	330	C	C	310	420	C	C
185	Mt Aukum Rd	0.25 mile N of County Line	2A	2A	120	160	C	C	130	160	C	C	150	190	C	C	150	190	C	C	120	150	C	C	150	200	C	C
186	Mt Aukum Rd	300 ft S of Bucks Bar Rd	2A	2A	300	290	C	C	380	390	C	C	360	380	C	C	360	380	C	C	270	270	C	C	420	430	C	C
187	Mt Aukum Rd	300 ft S of Pleasant Vly Rd	2A	2A	200	270	C	C	280	370	C	C	270	360	C	C	270	360	C	C	190	270	C	C	310	410	C	C
188	Mt Murphy Rd	50 ft S of Marshall Rd	2A	2A	90	100	C	C	170	200	C	C	140	160	C	C	140	160	C	C	80	90	C	C	170	200	C	C
189	Mt Murphy Rd	200 yds N of SR 49	2A	2A	20	30	C	C	160	190	C	C	120	130	C	C	120	130	C	C	20	30	C	C	170	190	C	C
190	Newtown Rd	200 yds N of Pioneer Hill Rd	2A	2A	200	220	C	C	350	390	C	C	290	310	C	C	300	310	C	C	180	210	C	C	350	380	C	C
191	Newtown Rd	100 ft E of Broadway	2A	2A	280	320	C	C	420	480	C	C	370	400	C	C	370	400	C	C	260	310	C	C	430	470	C	C
192	Old Frenchtown Rd	400 yds S of Mother Lode Dr	2A	2A	90	100	C	C	150	170	C	C	120	140	C	C	120	140	C	C	90	100	C	C	150	170	C	C
193	Omo Ranch Rd	100 ft E of Mt Aukum Rd	2A	2A	60	80	C	C	70	80	C	C	70	80	C	C	70	80	C	C	60	70	C	C	70	90	C	C
194	Oxford Rd	50 ft E of Salida Wy	2A	2A	290	420	C	C	730	900	C	D	650	730	C	C	660	730	C	C	340	440	C	C	770	890	C	D
195	Pleasant Valley Rd	200 yds E of Mother Lode Dr	2A	2A	440	560	C	C	690	860	C	D	530	670	C	C	540	670	C	C	430	550	C	C	620	770	C	C
196	Pleasant Valley Rd	200 yds E of SR 49 (E)	2A	2A	1,030	1,230	D	D	1,270	1,510	D	D	1,190	1,460	D	D	1,190	1,460	D	D	1,020	1,210	D	D	1,320	1,590	D	E
197	Pleasant Valley Rd	300 ft W of Oak Hill Rd	2A	2A	860	980	D	D	940	1,060	D	D	910	1,050	D	D	910	1,050	D	D	830	950	C	D	940	1,120	D	D
198	Pleasant Valley Rd	100 ft E of Cedar Ravine Rd	2A	2A	800	830	C	C	1,100	1,150	D	D	1,000	1,060	D	D	1,000	1,060	D	D	780	790	C	C	1,140	1,190	D	D
199	Pleasant Valley Rd	0.10 mile E of Bucks Bar Rd	2A	2A	530	450	C	C	710	640	C	C	650	590	C	C	640	590	C	C	540	440	C	C	730	670	C	C
200	Pleasant Valley Rd	0.40 mi E of Newtown Rd	2A	2A	410	450	C	C	560	620	C	C	520	580	C	C	520	580	C	C	390	440	C	C	590	650	C	C
201	Ponderosa Rd	300 ft N of Wild Chaparral Dr	2A	2A	680	600	C	C	920	800	D	C	820	690	C	C	820	690	C	C	680	580	C	C	910	760	D	C
202	Pony Express Tr	200 yds E of Carson Rd	2A	2A	180	240	C	C	270	300	C	C	240	290	C	C	240	290	C	C	170	230	C	C	270	310	C	C
203	Pony Express Tr	300 ft E of Gilmore Rd	2A	2A	280	420	C	C	350	510	C	C	330	480	C	C	330	480	C	C	270	420	C	C	360	510	C	C
204	Pony Express Tr	300 ft W of Forebay Rd	2A	2A	350	510	C	C	370	530	C	C	370	530	C	C	370	530	C	C	350	510	C	C	370	530	C	C
205	Salmon Falls Rd	50 ft S of Malcolm-Dixon Rd	2A	2A	560	620	C	C	750	750	C	C	690	780	C	C	690	780	C	C	550	630	C	C	810	890	C	D
206	Salmon Falls Rd	At New York Creek Bridge	2A	2A	200	220	C	C	340	330	C	C	220	230	C	C	220	230	C	C	190	220	C	C	340	330	C	C
207	Salmon Falls Rd	400 yds S of Pedro Hill Rd	2A	2A	120	170	C	C	240	260	C	C	130	180	C	C	130	180	C	C	100	160	C	C	240	260	C	C
208	Salmon Falls Rd	200 yds S of Rattlesnake Bar Rd	2A	2A	30	50	C	C	160	140	C	C	50	50	C	C	50	50	C	C	30	40	C	C	150	140	C	C
209	Sand Ridge Rd	300 ft E of SR 49	2A	2A	50	50	C	C	100	110	C	C	80	90	C	C	80	90	C	C	50	50	C	C	110	110	C	C
210	Serrano Pkwy	300 ft W of Bass Lake Rd	4AD	4AD	370	380	C	C	850	820	C	C	340	430	C	C	350	430	C	C	380	410	C	C	520	630	C	C
211	Shingle Springs Dr	0.20 mile S of U.S. Highway 50	2A	2A	420	400	C	C	590	750	C	C	530	630	C	C	530	630	C	C	410	400	C	C	600	760	C	C
212	Sly Park Rd	0.35 mile E of Mt Aukum Rd	2A	2A	240	290	C	C	300	360	C	C	290	340	C	C	290	340	C	C	240	280	C	C	310	370	C	C
213	Sly Park Rd	1.62 miles W of Mormon Emigrant Tr	W18	W18	150	190	B	B	190	240	B	B	170	220	B	B	170	220	B	B	140	190	B	B	200	250	B	B

					Existing Conditions (2010)				Scenario 2				Scenario 3				Scenario 4				Scenario 5				Scenario 6			
					Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS		Volume		2010 Method LOS	
ID	Roadway	Segment	Class – Scenario Exist, 2, and 5	Class – Scenario 3, 4, and 6	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
214	Sly Park Rd	0.35 mile E of Mormon Emigrant Tr	2A	2A	260	330	C	C	350	430	C	C	310	390	C	C	310	390	C	C	250	320	C	C	380	460	C	C
215	Sly Park Rd	100 ft S of Gold Ridge Tr (N)	2A	2A	310	310	C	C	440	450	C	C	370	380	C	C	370	380	C	C	290	300	C	C	480	490	C	C
216	Sly Park Rd	100 ft S of Pony Express Tr	2A	2A	590	710	C	C	640	770	C	C	630	750	C	C	630	750	C	C	590	710	C	C	650	770	C	C
217	South Shingle Rd	100 ft S of Sunset Ln	W20	W20	420	530	C	C	710	950	C	D	480	640	C	C	480	640	C	C	450	580	C	C	570	780	C	C
218	SR49	North of China Hill	2A	2A	480	510	C	C	670	770	C	C	610	670	C	C	600	670	C	C	470	490	C	C	650	730	C	C
219	SR49	West of Missouri Flat Rd	2A	2A	980	950	D	D	1,390	1,390	D	D	1,220	1,180	D	D	1,240	1,190	D	D	980	950	D	D	1,280	1,230	D	D
220	SR49	West of Hastings Creed Rd	2A	2A	260	310	C	C	480	590	C	C	430	530	C	C	430	520	C	C	250	300	C	C	480	600	C	C
221	SR49	At the Placer County Line	2A	2A	640	750	C	C	810	930	C	D	740	860	C	D	740	860	C	D	620	730	C	C	810	940	C	D
222	SR 193	West of American River Road	2A	2A	470	580	C	C	580	700	C	C	530	640	C	C	530	640	C	C	450	560	C	C	590	710	C	C
223	SR 193	North of SR 49 in Placerville	2A	2A	180	190	C	C	220	240	C	C	200	220	C	C	200	220	C	C	170	180	C	C	230	250	C	C
224	Union Mine Rd	200 yds S of SR 49	2A	2A	290	140	C	C	300	160	C	C	310	160	C	C	310	160	C	C	250	130	C	C	320	170	C	C
225	Wentworth Springs Rd	0.7 mile E of Main St	2A	2A	170	220	C	C	190	250	C	C	180	240	C	C	180	240	C	C	160	210	C	C	200	260	C	C
226	White Rock Rd	At County Line	2A	4AD	530	1,070	C	D	1,090	1,790	D	F	620	1,210	C	C	620	1,220	C	C	930	1,670	D	F	980	1,710	C	C
227	White Rock Rd	100 ft W of Latrobe Rd	4AD	4AD	710	1,150	C	C	1,210	2,010	C	D	600	1,190	C	C	600	1,200	C	C	1,020	1,880	C	D	830	1,620	C	C

D.8.2 References Cited

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