



# **DRAFT NO PROJECT AND 1996 GENERAL PLAN ALTERNATIVES IMPLEMENTATION PLAN**

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*The No Project and 1996 General Plan Alternatives did not contain an Implementation Plan when previously released. The program set forth below is derived from the direction provided in the policies contained in these alternatives. Implementation Measures developed as a result of Mitigation Measures identified in the EIR are identified with an asterisk.*

## **LAND USE ELEMENT IMPLEMENTATION PROGRAM**

### **MEASURE LU-A**

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

- Provide for mixed commercial and residential uses [Policy 2.1.1.3];
- Provide consistency between the General Plan land use designations and the Zoning Ordinance [Policy 2.2.1.2];
- Identify needed revisions to and improved application of the Planned Development combining zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, 3.9.1.5, 3.9.1.6, and 8.1.5.1];
- Develop a density bonus program [Policy 2.2.4.1];
- Provide a Neighborhood Services zone district [Policy 2.2.5.8]
- Establish provisions for extended family support services and institutional uses in residential areas [Policy 2.2.5.9];
- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber products [Policies 2.2.5.10 and 2.2.5.11];
- Provide flexibility for minimum parcel size with boundary line adjustments [Policy 2.2.5.12];
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [Policies 2.2.5.14 and 2.2.5.18];
- Establish standards for parking lot shading and street trees in all new development projects [Policy 2.3.1.2];

- Establish standards for providing visual separation between Community Regions where existing land use patterns do not facilitate physical separation [Policies 2.5.1.1 and 2.5.1.2];
- Provide standards and incentives for commercial development [Policies 2.5.2.1, 2.5.2.2, and 2.5.2.3];
- Establish criteria for schools and places of worship in residential zone districts [Policy 2.5.5.17];
- Establish a Scenic Corridor (-SC) Combining Zone District [Policy 2.6.1.6 as revised];
- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1, 2.7.1.2, and 11.1.13.5];
- Strengthen limitations on light and glare [Policy 2.8.1.1];
- Establish buffers around solid waste handling and disposal sites [Policy 5.5.2.2];
- Provide incentives for indoor and outdoor art [Policy 5.9.2.2];
- Establish siting criteria for placement of new structures for fire hazard protection [Policy 6.2.1.1];
- Create an avalanche overlay zone [Policy 6.3.2.3];
- Create a dam failure inundation overlay zone [Policies 6.4.2.1 and 6.4.2.2];
- Establish open space protection measures [Policies 7.6.1.1 and 7.6.1.3]; and
- Promote tourist lodging facilities. [Policy 9.3.9.1]

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

**MEASURE LU-B**

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

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

### **MEASURE LU-C\***

Note: This implementation measure is a choice between two options, depending upon which new policy is chosen during General Plan adoption (see Mitigation Measure 5.1-3(a) of the Draft Environmental Impact Report).

**Option 1:** Establish a program for the prompt independent review by the County of development applications for General Plan consistency and compliance with applicable County ordinances, policies, and regulations. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project's compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the County shall establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review.

OR

**Option 2:** Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations. Until such time as these standards are developed, the Planning Director shall review information submitted by the applicant to ascertain compliance. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project's compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the Planning Director may establish a program for preliminary site inspections by qualified professionals employed or retained by

the County to determine the need (if any) for specific resource evaluations required to complete this review. [Mitigation Measure 5.1-3(a)]

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

### **MEASURE LU-D\***

Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards designed to ensure appropriate separation of incompatible uses. Include in the Zoning Ordinance a requirement that any project located adjacent to an existing sensitive land use shall be required to avoid impacts on the existing use. [Mitigation Measure 5.1-3(b)]

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

### **MEASURE LU-E**

Review and identify needed revisions to the *County of El Dorado Design and Improvements Standards Manual*. [Policy 2.3.2.1]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Review manual within one year of General Plan adoption. Complete needed revisions within three years of General Plan adoption.
Estimated Hours:	2000

### **MEASURE LU-F**

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

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

**MEASURE LU-G**

Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district and develop design standards or guidelines for such districts. [Policies 2.4.1.3 and 7.5.2.1 through 7.5.2.4]

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

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

**MEASURE LU-H\***

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

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

**MEASURE LU-I**

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

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

**MEASURE LU-J\***

Pursuant to the California Department of Transportation procedures, prepare documentation in support of having that segment of State Route 49 within El Dorado County identified as a State Scenic Highway. [Mitigation Measure 5.3-1(d)]

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

**MEASURE LU-K**

Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. Work with community groups to identify appropriate uses for such parcels, including residential development and establishment of community amenities. [Policy 2.9.1.1]

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

**MEASURE LU-L**

Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors. [Policy 2.9.1.1]

*Also refer to Implementation Measures in the Economic Development Element.*

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

**MEASURE LU-M**

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

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

**CIRCULATION ELEMENT IMPLEMENTATION PROGRAM****MEASURE TC-A**

Revise and update the *County of El Dorado Design and Improvement Standards Manual* to accomplish the following:

- Specify minimum rights-of-way and road surface widths for the County road system and other design requirements. [Policies 3.1.1.1 and 3.1.2.1];
- Create an access classification system and adopt standards for control of access points onto the County road system [Policies 3.1.2.2 and 3.5.1.5];
- Provide detailed specifications for new development improvements, including private roads dedicated to public use [Policy 3.2.1.3];
- Provide detail for bicycle facilities [Policy 3.11.3.3]; and
- Minimize environmental damage. [Policy 3.4.1.1]

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

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

**MEASURE TC-B\***

Revise the *County of El Dorado Design Improvement Standards Manual* to allow for narrower streets and roadways. The standards should recognize the need to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent

possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety. [Mitigation Measure 5.3-2]

Responsibility:	Department of Transportation
Time Frame:	Revise manual within two years of General Plan adoption.
Estimated Hours:	Included in LU-E and TC-A

**MEASURE TC-C**

Develop and implement a program to ensure that the concurrency requirements contained in this Transportation and Circulation Element are enforced. [Policies 3.2.1.1, 3.2.1.2, 3.2.1.4, and 3.2.1.5]

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

**MEASURE TC-D**

Develop and adopt a program of guidelines for reimbursement of development for costs associated with construction of regional road improvements. [Policy 3.2.2.1]

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

**MEASURE TC-E**

Continue to identify and pursue appropriate new funding sources for transportation improvements, road maintenance, and Department of Transportation operations. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policies 3.2.2.1, 3.3.2.2, 3.3.2.3, and 6.9.1.1]

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

**MEASURE TC-F**

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 3.2.1.4. The traffic fees should be designed to achieve the adopted level of service standards and preserve the integrity of the circulation system. [Policies 3.2.2.1, 3.2.2.2, 3.2.2.4, and 3.2.2.5]

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

**MEASURE TC-G**

Work with the City of Placerville, City of South Lake Tahoe, and Caltrans to improve circulation through the cities and minimize traffic impacts on state highways. [Policies 3.3.1.1, 3.3.2.1, and 3.14.2.4]

Responsibility:	Department of Transportation
Time Frame:	Ongoing
Estimated Hours:	80 annually

**MEASURE TC-H\***

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

Responsibility:	Department of Transportation
Time Frame:	Develop procedure within one year of General Plan adoption.
Estimated Hours:	Included in development review process

**MEASURE TC-I**

Develop and implement a countywide program to annually monitor county road and state highway segment and intersection conditions to ensure that acceptable Levels of Service are maintained. [Policies 3.5.1.1, 3.5.1.2, 3.5.1.6, 3.5.1.6.1, 3.5.1.6.2, and 3.5.1.7]

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

### **MEASURE TC-J**

Prepare and adopt a priority list of road and highway improvements for the Capital Improvement Program (CIP) based on a horizon of five years. The Board of Supervisors shall update the CIP every two years, or more frequently as recommended by the responsible departments. The CIP shall prioritize capital maintenance and rehabilitation, reconstruction, capacity, and operational and safety improvements. Non-capital maintenance activities need not be included in the CIP. The CIP shall be coordinated with the five-year major review of the General Plan and shall be included in the annual General Plan review. [Policies 3.5.1.3, 3.5.1.4, and 3.11.1.8]

Responsibility:	Department of Transportation, Planning Department, and Board of Supervisors
Time Frame:	First full fiscal year following General Plan adoption; every two years thereafter.
Estimated Hours:	1000 initially/400 annually

### **MEASURE TC-K\***

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

#### **Option 1:**

Work with Sacramento County and the City of Folsom to identify potential alignments for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50. [Mitigation Measure 5.4-1(a)]

and/or

#### **Option 2:**

The County shall implement a growth control mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road. This mechanism shall be designed to ensure that the 2025 p.m. peak hour volumes on El Dorado Hills Boulevard, Latrobe Road, and White Rock Road do not exceed the minimum acceptable LOS thresholds defined in Policies 3.5.1.1, 3.5.1.6, and 3.5.1.6.2 with the circulation diagram improvements assumed in place. As such, the measure should consider a variety of methods that control or limit growth and the resulting traffic including, but not limited to, the purchase of vacant developable land by the County, incentives or disincentives not to travel during peak hours on affected

roadways, and changes in allowed development intensities. The County shall monitor peak hour traffic volumes and LOS beyond 2025 and, if necessary, shall implement growth control mechanisms in any part of the county where the LOS thresholds defined in the General Plan policies listed above cannot be maintained. [Mitigation Measure 5.4-1(b)]

and/or

**Option 3:**

Adopt a roadway plan that accommodates a Level of Service no worse than LOS E, consistent with Objective 3.5.1. [Mitigation Measure 5.4-1(c)]

and/or

**Option 4:**

Identify right-of-way needed for establishment of a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom. Modify Circulation Map to include the identified right-of-way. [Mitigation Measure 5.4-1(d)]

and/or

**Option 5:**

Amend the General Plan Circulation Element to (1) apply policies based on Measure Y policies through 2008; (2) provide for the possible re-adoption of those policies in 2008; (3) provide alternative level of service policies that will take effect in 2009 if the Measure Y policies are not extended; and (4) require a detailed traffic monitoring and development review program to ensure that new development does not lead to traffic levels that violate the acceptable level of service standards. [Mitigation Measure 5.4-1(e)]

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

**MEASURE TC-L**

Work with the El Dorado County Transportation Commission, the Tahoe Regional Planning Agency, and transit providers in the county to periodically review and update the short-range transit plans in the county. [Policy 3.6.1.1]

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

**MEASURE TC-M**

Encourage transit providers, the El Dorado County Transportation Commission, the Tahoe Transportation District, and the Tahoe Regional Planning Agency, to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the county. The master plan should review the transit corridors in this element and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. Once adopted, the plan(s) should be reviewed and updated on a regular basis. [Policy 3.6.1.1]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Adopt long range plan within 5 years of General Plan adoption. Review and revise as needed thereafter (ongoing).
Estimated Hours:	400 initially/ 40 annually

**MEASURE TC-N**

Work with transit providers in the county, the California Department of Transportation, and other agencies to determine the need for additional or expanded park-and-ride lots, identify additional sites for such lots, and to acquire the necessary rights-of-way. [Policies 3.6.2.1, 3.9.1.3, 3.10.2.1, and 3.10.2.2]

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

**MEASURE TC-O**

Work with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the City of Folsom, Sacramento Regional Transit, TRPA and South Tahoe Area Ground Express to support improvement, development, and expansion of rail service in El Dorado County, including development of multi-modal facilities in El Dorado Hills and South Lake Tahoe. [Policies 3.6.2.1 and 11.2.1.3]

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

**MEASURE TC-P**

Expand transit services in the following manner:

- A. Coordinate with the El Dorado County Transit Authority to expand commuter transportation services to Sacramento and other employment centers along the U.S. Highway 50 corridor [Policies 3.7.1.1 and 3.9.1.2];
- B. Coordinate with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the El Dorado County Transit Authority, and local interest groups to evaluate the feasibility of establishing a comprehensive rail funding program [Policy 3.7.2.2];
- C. Work with transit service providers to support paratransit, taxi and bus services [Policies 3.8.1.1 and 11.2.1.4];
- D. Identify cost effective transportation alternatives [3.9.1.1];
- E. Incorporate transit facilities and other transportation alternatives in project review [Policies 3.9.1.4, 3.9.1.5, 3.9.2.1, and 3.9.2.3];
- F. Develop program to install transportation related improvements (e.g., bus turnouts, bus shelters) [Policy 3.9.2.4];
- G. Provide incentives for employees to reduce vehicle trips [Policy 3.9.2.5];
- H. Continue to fund the “Bus Plus” program in the Tahoe Basin [Policies 11.2.1.1 and 11.4.2.2]; and
- I. Work with STAGE to extend bus service to Meyers [Policy 11.4.2.1].

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Develop plan for expansion within 7 years of General Plan adoption; Items C, E, and H will be ongoing.
Estimated Hours:	300 initially/200 annually

**MEASURE TC-Q**

Use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. [Policy 3.7.2.1]

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

### **MEASURE TC-R**

Update the *Bikeway Master Plan*, consistent with the Bicycle Transportation Act and in coordination with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and cities within the county. Emphasis shall be placed on establishing a safe and functional bicycle transportation system designed to provide direct routes to activity areas such as schools, employment centers, parks, and shopping centers, and link, where possible, existing and proposed national, state, regional, County, city, and local bikeways and recreational trails. [Policies 3.9.1.5, 3.9.1.6, 3.9.1.7, 3.11.1.1, 3.11.1.2, 3.11.1.3, 3.11.2.2, 3.11.2.3, 3.11.3.1, and Objective 11.2.2]

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

### **MEASURE TC-S**

Develop an integrated program for managing the transportation system through community outreach, coordinating committees, and other forms of leadership. [Policy 3.10.1.2]

Responsibility:	Department of Transportation
Time Frame:	Develop program within 5 years of General Plan adoption; ongoing thereafter
Estimated Hours:	200 initially/100 annually

### **MEASURE TC-T**

Work with other agencies to provide facilities that help link bicycles to other transportation modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. [Policies 3.11.1.3, 3.11.1.4, 3.11.2.4, and 3.11.3.2]

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

**MEASURE TC-U**

Continue to identify and pursue appropriate funding sources for bikeway construction. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. [Policy 3.11.4.1]

*Also refer to Implementation Measures PR-B and PR-H in the Parks and Recreation Element.*

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

**MEASURE TC-V**

Develop Airport Improvement Plans for each of the County's airports to promote safety and industrial development. [Policy 3.12.1.3]

Responsibility:	Department of Transportation and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Within 7 years of General Plan adoption
Estimated Hours:	2400

**MEASURE TC-W**

Develop and regularly update a program to obtain additional funding for airport maintenance, use, special programs, and promotion campaigns. [Policy 3.13.1.1]

Responsibility:	Department of Transportation and General Services Department, Airports, Parks, and Grounds Division
Time Frame:	Develop program within two years of General Plan adoption. Update every two years thereafter.
Estimated Hours:	200 initially/ 40 annually

**MEASURE TC-X**

Develop a program to address the following:

- A. A schedule for maintenance of County roads, bridges, drainage facilities, and airports [Policies 3.14.1.1 and 3.14.2.1];
- B. The condition of the County’s fleet, including heavy equipment [Policy 3.14.1.2]; and
- C. Roadway maintenance funding other than impact fees and exactions [Policy 3.14.2.2].

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

**HOUSING ELEMENT IMPLEMENTATION PROGRAM**

Note: Unlike most of the implementation measures in this plan, the Housing Element implementation measures previously appeared in the *Draft No Project and 1996 General Plan Alternatives*. The measures presented here have been edited consistent with public comment. Please refer to Chapter 5 of the Final Environmental Impact Report to review the detailed changes.

**MEASURE HO-A**

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

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

**MEASURE HO-B**

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

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

**MEASURE HO-C**

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

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

[Policy HO-1f]

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

**MEASURE HO-D**

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

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

**MEASURE HO-E**

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

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

**MEASURE HO-F**

Continue to implement the following incentive programs:

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

Develop a method to track and record such units and extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness

includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Department of Community Services. [Policy HO-1r]

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

**MEASURE HO-G**

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

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

[Policy HO-1c]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund

Expected Outcome:	Zoning Ordinance amendment(s)
Estimated Hours:	Included in LU-A and LU-E

### **MEASURE HO-H**

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

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Adoption of Density Bonus Ordinance
Objective:	<del>130</del> 150 units
Estimated Hours:	400

### **MEASURE HO-I**

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

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

### **MEASURE HO-J**

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

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

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

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

**MEASURE HO-K**

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

- Identify major stakeholders and begin a Housing Trust Fund Campaign;
- Establish a task force or committee structure;
- Determine fund administration structure and an oversight body;
- Outline key responsibilities and administration funding;
- Evaluate revenue sources and establish a dedicated revenue source and dollar goal;
- Provide clear guidelines for the awarding of funds; and
- Determine program application procedures and criteria.

[Policy HO-1o]

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

**MEASURE HO-L**

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

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

**MEASURE HO-M**

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

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

**MEASURE HO-N**

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

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

[Policy HO-1c]

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

**MEASURE HO-O**

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

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

**MEASURE HO-P**

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

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

[Policy HO-1t]

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

**MEASURE HO-Q**

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

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

- Grant the Lake Tahoe Basin entitlement status for Community Development Block Grant (CDBG) funds; and
- Exempt affordable housing from the state prevailing wage law.

[Policy HO-1n]

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

### **MEASURE HO-R**

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

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

### **MEASURE HO-S**

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

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

**MEASURE HO-T**

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

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

**MEASURE HO-U**

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

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

**MEASURE HO-V**

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

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

**MEASURE HO-W**

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

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

**MEASURE HO-X**

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

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

**MEASURE HO-Y**

Continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the El Dorado County Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Department of Community Services. [Policies HO-2b, HO-3e, and HO-3d]

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

**MEASURE HO-Z**

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

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

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

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

**MEASURE HO-AA**

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

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

**MEASURE HO-BB**

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

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

**MEASURE HO-CC**

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

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

**MEASURE HO-DD**

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

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

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

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

**MEASURE HO-EE**

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

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

**MEASURE HO-FF**

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

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

**MEASURE HO-GG**

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

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

**MEASURE HO-HH**

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

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

**MEASURE HO-II**

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

Responsibility:	Planning Department, Building Department, and Department of Community Services
Time Frame:	Ongoing; within one year of General Plan adoption for public awareness component.
Funding:	General Fund

Expected Outcome:	Distribution of information with all residential building permits.
Estimated Hours:	160 initially/60 annually

### **MEASURE HO-JJ**

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

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

### **MEASURE HO-KK**

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

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

### **MEASURE HO-LL**

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

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

**MEASURE HO-MM**

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

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

**MEASURE HO-NN**

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

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

**PUBLIC SERVICES AND UTILITIES ELEMENT IMPLEMENTATION PROGRAM**

**MEASURE PS-A**

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

- A. Water Providers
- B. Wastewater Treatment Providers

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

[Policies 5.1.1.1, 5.1.1.2, 5.1.3.2, and 5.2.1.6]

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

### **MEASURE PS-B**

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

- A. Require and specify the nature of findings to be made by the approving body that a proposed project is consistent with the long range and capital improvement plans of County and other service providers or, if not consistent, the conditions under which the project can be approved [Policy 5.1.1.2]; and
- B. Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities. [Policy 5.1.2.1]

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

### **MEASURE PS-C**

Develop and regularly update an infrastructure fee program. [Policy 5.1.2.3]

Responsibility:	Planning Department, Department of Transportation, and Environmental Management
Time Frame:	Initiate fee study within two years of plan adoption. Adopt fee(s) within three years.
Estimated Hours:	400

**MEASURE PS-D**

Develop a program to improve and promote appropriate sewage disposal systems in areas of the county that do not have public sewage disposal service available [Policies 5.1.2.4, 5.3.2.1, 5.3.2.2, and 5.3.2.3].

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

**MEASURE PS-E**

Work with the Water Agency and public water providers to establish a water resources development and management program. [Objective 5.2.1 and 5.2.3]

Responsibility:	Planning Department
Time Frame:	Develop plan within one year of General Plan adoption.
Estimated Hours:	200

**MEASURE PS-F**

Work with the Water Agency and water service providers to establish a process to review ministerial and discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system. Process to include:

- A. Water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development [Policies 5.2.1.2, 5.2.1.3, 5.2.1.4, 5.2.1.6, 5.2.1.8, and 5.2.3.4 and Mitigation Measure 5.5-1(b)]; and
- B. Utilization of the Well Ordinance and development of a database of well production [Policies 5.2.3.1 and 5.2.3.3].

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

**MEASURE PS-G\***

The County will encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project. [Mitigation Measure 5.5-4 and 5.10-2(a)]

Responsibility:	Board of Supervisors
Time Frame:	Ongoing
Estimated Hours:	40 annually

**MEASURE PS-H**

Work with the Water Agency and water service providers to develop and implement a water use efficiency program for application to existing and new residential, commercial/industrial, and agricultural water users for those areas not served by a water purveyor with an existing water use efficiency program. The program shall include identification of the types of programs that must utilize reclaimed water and address the feasibility of such use, consistent with Mitigation Measure 5.5-1(c). Amend the County Code to include water use efficiency requirements, which may include:

- Water-conserving design and equipment in new construction, including single-family residential developments;
- Water-conserving landscaping and other conservation measures for new residential development;
- Retrofitting existing development with water conserving devices;
- Water-conserving agricultural irrigation practices; and
- Provide information/educational materials regarding water usage and conservation to the public.

[Mitigation Measures 5.5-1(c) and 5.5-7 and Policy 8.2.1.1]

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

**MEASURE PS-I**

Work with the Water Agency to develop and implement a program to identify areas having groundwater limitations. [Policy 5.2.3.6]

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

### **MEASURE PS-J**

Establish a process to review discretionary permit applications reliant upon any non-public community wastewater treatment system for the ability to be adequately served by the proposed system. Process to include development of wastewater treatment standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed treatment method. [Policies 5.3.1.1, 5.3.1.2, 5.3.1.3, 5.3.1.5]

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

### **MEASURE PS-K\***

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

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

### **MEASURE PS-L**

Develop and implement a countywide drainage management program, consistent with state and federal regulations. The program should address the following:

- Development standards and preferred Best Management Practices for the maintenance of drainage and drainageways; and
- Funding for maintenance and operation of regional drainage facilities.

[Objectives 5.4.1 and 7.3.4 and Policies 7.3.1.1, 7.3.2.1, 7.3.2.3, and 11.1.5.1]

Responsibility:	Department of Transportation
Time Frame:	Develop program within three years of General Plan adoption.
Estimated Hours:	400

**MEASURE PS-M\***

Prepare a Construction and Demolition Debris Diversion Ordinance for inclusion in the County Code. [Mitigation Measure 5.6-3]

Responsibility:	Environmental Management
Time Frame:	Present ordinance to Board of Supervisors within five years of General Plan adoption.
Estimated Hours:	100

**MEASURE PS-N**

Establish a means, either through formal agreement or through the identification of formal contacts, to coordinate a long-term planning process with private utility providers regarding the location and types of future utility delivery facilities, including the following:

- Undergrounding of utilities [Policy 5.6.1.1];
- Reservation of rights-of-way [Policy 5.6.1.2];
- Use of open space/greenbelts for transmission lines [Policy 5.6.1.3]; and
- Appropriate distances from school sites [Mitigation Measure 5.8-7].

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

**MEASURE PS-O**

Develop standards for energy-efficient site development and construction. [Policies 5.6.2.1 and 5.6.2.2]

Responsibility:	Planning Department, Department of Transportation, and Building Department
Time Frame:	Develop standards within four years of General Plan adoption.
Estimated Hours:	200

**MEASURE PS-P**

Establish a working group to develop and oversee implementation of minimum countywide standards for emergency response times, emergency access, emergency water supply and conveyance, and staffing ratios. Development of the minimum standards will not preclude emergency service providers from developing and implementing stricter standards for individual service areas. [Policies 5.7.1.1, 5.7.2.1, 5.7.4.1, 5.7.4.2, and 6.2.3.1]

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

**MEASURE PS-Q**

Establish a procedure for and the conditions under which coordination of the planning efforts of the County and the school districts will take place. [Policies 5.8.1.2, 5.8.1.3, 5.8.1.6, 5.8.2.2, and 5.8.2.5]

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

**MEASURE PS-R**

Develop program for attracting a four-year college or university to the county. [Policy 5.8.2.3]

Responsibility:	Chief Administrative Officer, Office of Economic Development, and Planning Department
Time Frame:	Establish program within five years of General Plan adoption; ongoing thereafter.
Estimated Hours:	100 initially/40 annually

**MEASURE PS-S**

Provide support for the development of a performing arts center. [Policy 5.9.2.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

### **MEASURE PS-T\***

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

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

## **PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT IMPLEMENTATION PROGRAM**

### **MEASURE HS-A**

Maintain emergency response procedures and programs, including agreements with other local, state, and federal agencies, to provide coordinated disaster response and programs to inform the public of emergency preparedness and response procedures. [Policy 6.1.1.1]

Responsibility:	Sheriff's Department (Office of Emergency Services), County Administrative Officer, Department of Transportation, Environmental Management, and General Services Department
Time Frame:	Ongoing review and updating of the Operational Area Multi-Hazard Functional Emergency Operations Plan.
Estimated Hours:	500 initially/80 annually

### **MEASURE HS-B**

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

- Public wildfire safety education;
- Basic fire protection standards for different areas of the county;

- Appropriate mitigation for development in areas having high and very high fuel hazards;
- Opportunities for fire fuel reduction;
- Implementation of fire safe standards; and
- Coordination with fire protection districts.
  - Fuels management standards to apply to new development adjacent to forested areas and within greenbelts

[Policies 6.2.1.1, 6.2.4.2, 6.2.5.1, and 11.1.7.1]

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

**MEASURE HS-C**

Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information. [Policies 6.3.2.1, 11.1.6.1, and 11.1.6.2]

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

**MEASURE HS-D**

Develop and adopt standards to protect against seismic and geologic hazards. [Objective 6.3.1]

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

**MEASURE HS-E\***

The County shall adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Mitigation Measure 5.8-9(c) and posting of a “hazardous conditions” sign at the work site if the site has been determined to contain harmful levels of asbestos material.

Responsibility:	Environmental Management
Time Frame:	Present ordinance to Board of Supervisors within three years of General Plan adoption.
Estimated Hours:	200

**MEASURE HS-F\***

Develop a program to track asbestos-related information as it pertains to El Dorado County. [Mitigation Measure 5.8-9(d)]

Responsibility:	Environmental Management
Time Frame:	Develop program within one year of General Plan adoption. Report results to the Board of Supervisors annually.
Estimated Hours:	Included in HS-R

**MEASURE HS-G**

Adopt Uniform Building Code revisions. [Policy 6.3.2.4]

Responsibility:	Building Department
Time Frame:	Adopt revisions as UBC changes are promulgated (ongoing).
Estimated Hours:	80 annually

**MEASURE HS-H**

Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available. In its review of applications for building permits, discretionary project applications, and capital improvement proposals, the County shall determine whether the proposed project is within the 100-year floodplain based on these data. [Policies 6.4.1.1, 6.4.1.2, and 6.4.1.3]

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

**MEASURE HS-I**

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

- A. Procedures to ensure that noise mitigation measures, as determined through an acoustical analysis, are implemented in the project review process and, if determined necessary, through the building permit process;
- B. Procedures to monitor compliance with the standards of the Noise Ordinance after completion of projects where noise mitigation measures were required; and
- C. Application of the noise standards to ministerial projects, with the exception of single-family residential building permits, if not in areas governed by the Airport Comprehensive Land Use Plans.

[Policies 6.5.1.10, 11.1.9.2, and 11.1.9.4 and Mitigation Measure 5.10-3]

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

**MEASURE HS-J\***

Establish a working group to address cross-jurisdictional noise issues. Members of the group should include representatives from the County, cities of Placerville and South Lake Tahoe, California Department of Transportation, California Department of Forestry and Fire Protection, California Department of Parks and Recreation, U.S. Forest Service, U.S. Bureau of Land Management, and Tahoe Regional Planning Agency. [Mitigation Measure 5.10-3]

Responsibility:	Planning Department, Department of Transportation, General Services Department, and Sheriff’s Department.
Time Frame:	Seat working group within three years of General Plan adoption.
Estimated Hours:	40

**MEASURE HS-K**

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

- A. Include an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County's public airports. The ordinance shall specify maximum density and minimum parcel size; and
- B. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour. [Policies 6.5.2.2, 6.8.1.2, and 11.1.9.5]

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Estimated Hours:	Included in LU-A

**MEASURE HS-L**

Update airport master plans and work with the appropriate Airport Land Use Commissions to update the Comprehensive Land Use Plans to reflect noise levels in the year 2025. [Policy 6.5.2.3]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Revise master plans within five years of adoption of General Plan.
Estimated Hours:	Part of TC-V

**MEASURE HS-M**

Maintain and update the Hazardous Waste Management Plan for management of hazardous waste to protect the health, safety, and property of residents and visitors, and to minimize environmental degradation. [Policy 6.6.1.1]

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

**MEASURE HS-N**

Collect and maintain information on sites known, or suspected to be contaminated by hazardous materials. The information shall include current data from the California

Department of Toxic Substances Control's Hazardous Waste and Substance Sites List compiled pursuant to Section 65962.5 of the Government Code. [Policy 6.6.1.2]

Responsibility:	Environmental Management and Planning Department
Time Frame:	Ongoing
Estimated Hours:	240 annually

### **MEASURE HS-O**

Develop, implement, and update, as necessary, a plan for the storage, transport, and disposal of hazardous materials used at County-operated facilities. [Policy 6.6.1.3]

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

### **MEASURE HS-P**

Enhance and maintain the Air Quality Management District's air quality public education program. The program will include information regarding naturally occurring asbestos. [Policy 6.7.2.1 and Mitigation Measure 5.8-9(d)]

Responsibility:	Air Quality Management District
Time Frame:	Develop program within three years of General Plan adoption.
Estimated Hours:	200 initially/100 annually

### **MEASURE HS-Q**

Develop and implement a program to encourage use of mechanisms to reduce peak-hour vehicle trips consistent with Policy 6.7.2.2.

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop program within three years of General Plan adoption.
Estimated Hours:	100

### **MEASURE HS-R\***

Identify fleet vehicles that could successfully be replaced with more fuel efficient or alternative fuel vehicles. When those fleet vehicles are due for replacement, thoroughly investigate their replacement with such vehicles. [Mitigation Measure 5.11-2(c)]

Responsibility:	Department of General Services
Time Frame:	Ongoing
Estimated Hours:	80 annually

**MEASURE HS-S\***

Develop and implement an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves. [Mitigation Measure 5.11-2(e)]

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

**MEASURE HS-T**

Adopt and/or update air quality regulations regarding agricultural and fuel reduction burning, construction emissions, mobile source emissions, fugitive dust, and volatile organic emissions. [Objective 6.7.5 and Policy 6.7.7.1]

Responsibility:	Air Quality Management District
Time Frame:	Develop standards within five years of General Plan adoption.
Estimated Hours:	200

**MEASURE HS-U**

Monitor existing, ongoing studies related to effects of air pollution on vegetation. [Policy 6.7.8.1]

Responsibility:	Air Quality Management District
Time Frame:	Ongoing
Estimated Hours:	10 annually

**MEASURE HS-V\***

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

Responsibility:	Environmental Management
Time Frame:	Adopt amendment within three years of General Plan adoption.
Estimated Hours:	120

### **MEASURE HS-W**

Survey and prioritize safety improvements on County roads. Develop financing programs for making necessary improvements. [Policy 6.9.1.1]

Responsibility:	Department of Transportation
Time Frame:	Complete survey within three years; Develop financing program within eight years of General Plan adoption.
Estimated Hours:	300

## **CONSERVATION AND OPEN SPACE ELEMENT IMPLEMENTATION PROGRAM**

### **MEASURE CO-A**

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

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Mitigation Measure 5.9-6(b)];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2 as revised].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Estimated Hours:	600

**MEASURE CO-B**

Coordinate with the Resource Conservation Districts to address erosion control issues. [Policy 7.1.2.4]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing
Estimated Hours:	100 annually

**MEASURE CO-C**

In coordination with the Resource Conservation Districts, develop a roadside maintenance program that addresses roadside drainage, the protection of adjacent surface waters, and vegetation control. [Policy 7.1.2.5] See also Measure CO-G.

Responsibility:	Department of Transportation
Time Frame:	Develop and implement program within three years of General Plan adoption.
Estimated Hours:	200

**MEASURE CO-D\***

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

Responsibility:	Department of Transportation, Department of Agriculture, and Planning Department
Time Frame:	Within 3 years of General Plan adoption
Estimated Hours:	100

**MEASURE CO-E**

Request that the California Geological Survey conduct a non-metallic mineral survey for the County and manage resources appropriately. [Policy 7.2.1.3]

Responsibility:	Planning Department
Time Frame:	Request survey by state within two years of General Plan adoption. Amend General Plan upon completion of survey by state.
Estimated Hours:	40

**MEASURE CO-F**

Review and revise, as necessary, the land use designations of parcels within Mineral Resource (-MR) land use overlay areas on the adopted General Plan Land Use Map so that the base land use is compatible with the -MR overlay designation. [Policies 2.2.2.7, 7.2.2.2, and 7.2.3.14]

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

**MEASURE CO-G**

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

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

[Policies 7.3.1.1, 7.3.2.1, 7.3.2.3, 7.3.3.1, 7.3.3.2, and 7.3.4.2] See also Measure CO-C.

Responsibility:	Environmental Management, Department of Transportation, and Planning Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	200

**MEASURE CO-H**

Prepare and adopt an ordinance revision to permit the use of domestic gray water for irrigation purposes. [Policy 7.3.1.3]

Responsibility:	Environmental Management and Building Department
Time Frame:	Develop ordinance within five years of General Plan adoption.
Estimated Hours:	100

**MEASURE CO-I**

Evaluate alternatives to the use of salt for snow removal on County roads. [Policy 7.3.2.4]

Responsibility:	Department of Transportation
Time Frame:	Complete evaluation within two years of General Plan adoption.
Estimated Hours:	80

**MEASURE CO-J**

Develop and implement a program to perform water quality analysis and monitoring of the County's recreational waters. [Policy 7.3.2.5]

Responsibility:	Environmental Management and Department of Transportation
Time Frame:	Develop and implement program within eight years of General Plan adoption.
Estimated Hours:	300 initially/40 annually

**MEASURE CO-K**

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

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

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3 and Objective 7.4.3]

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

**MEASURE CO-L**

Develop guidelines for the preparation of biological study reports. [Policy 7.4.1.6]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop guidelines within five years of General Plan adoption.
Estimated Hours:	120

**MEASURE CO-M\***

Develop and implement an Integrated Natural Resources Management Plan consistent with Mitigation Measure 5.12-1(d) of the Draft Environmental Impact Report.

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

**MEASURE CO-N**

Develop and adopt an Important Biological Corridor (-IBC) Overlay land use designation consistent with Mitigation Measure 5.12-3(b) of the Draft Environmental Impact Report.

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

**MEASURE CO-O**

Prepare and adopt a riparian setback ordinance. The ordinance, which shall be incorporated into the Zoning Code, should address mitigation standards, including permanent protection mechanisms for protected areas, and exceptions to the setback requirements. The ordinance shall be applied to riparian areas associated with any surface water feature (i.e., rivers, streams, lakes, ponds, and wetlands) and should be prepared in coordination with Measure CO-B. [Policy 7.4.2.5 and Mitigation Measure 5.12-4(b)]

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

**MEASURE CO-P**

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

- Mitigation standards outlined in Policy 7.4.4.4 (as revised);
- Thresholds of significance for the loss of oak woodlands;
- Requirements for tree surveys and mitigation plans for discretionary projects;
- Replanting and replacement standards;
- Heritage/landmark tree protection standards; and
- An Oak Tree Preservation Ordinance as outlined in Policy 7.4.5.1 (as revised).

[Policies 7.4.4.4 and 7.4.5.1 as revised]

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

**MEASURE CO-Q**

Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.

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

**MEASURE CO-R**

Maintain a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law. [Policy 7.5.1.2]

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

**MEASURE CO-S**

Investigate becoming a Certified Local Government through the State Office of Historic Preservation. [Policy 7.5.1.5]

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

**MEASURE CO-T**

Work with the State of California Department of Parks and Recreation to identify the viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. [Policy 7.5.2.6]

Responsibility:	Planning Department
Time Frame:	Identify viewshed within four years of General Plan adoption. Adopt standards within six years.
Estimated Hours:	120

**AGRICULTURE AND FORESTRY ELEMENT IMPLEMENTATION PROGRAM**

**MEASURE AF-A**

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

- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
  - 10-acre minimum parcel sizes adjacent to agriculturally-zoned lands [Policy 8.1.3.1];
  - 200 foot setback adjacent to agriculturally zoned lands [Policies 8.1.1.5 and 8.1.3.2];
  - 160-acre minimum parcel size for TPZ-zoned lands [Policy 8.3.2.1];
  - 160-acre minimum parcel size for Natural Resource-designated lands above 3000-foot elevation [Policy 8.3.2.2];
  - 40-acre minimum parcel size for Natural Resource-designated lands below 3000-foot elevation [Policy 8.3.2.3];

- 40-acre minimum parcel size on lands adjacent to timberlands [Policy 8.4.1.1]; and
  - 200-foot setback adjacent to timberlands [Policy 8.4.1.2].
- B. Update and revise the Right to Farm Ordinance to include a provision to place a deed restriction on all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3.3, and 8.2.2.4];
- C. Provisions requiring alternative and/or supplemental findings for approval for special use permits to establish additional dwellings for permanent and seasonal agricultural employees [Policy 8.2.3.1];
- D. Provisions to encourage clustering of permitted residential development to minimize loss of choice agricultural soils [Policy 8.1.5.1];
- E. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural industry [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]; and
- F. Standards for the construction of agricultural fencing on residential parcels adjacent to grazing lands [Mitigation Measure 5.2-1(f)].

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

**MEASURE AF-B**

Develop and implement a procedure for processing requests to apply the Agricultural District Overlay. [Policies 8.1.1.2 and 8.1.1.3]

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

**MEASURE AF-C**

Develop and implement a procedure for evaluating the suitability of land for forest production uses; a process to review and update *The Procedure for Evaluating the Suitability of Land for Agricultural Use* (1993); and to implement recommendations made pursuant to the guidelines of each procedure. [Policies 8.1.1.4, 8.3.1.2, and 8.3.1.3]

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

**MEASURE AF-D**

Develop and implement new programs to ensure the long-term conservation, enhancement, and use of viable agricultural lands, including grazing lands. [Policies 8.1.2.1 and 8.1.2.2]

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

**MEASURE AF-E**

Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. [Policy 8.1.2.1]

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

**MEASURE AF-F**

Establish a threshold of significance for the loss of agricultural land, a procedure for evaluating a project's contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. The public shall be provided opportunity to comment on the program(s) before adoption. [Policy 8.1.3.4 as revised]

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

**MEASURE AF-G**

Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary and capital improvement projects that may affect

agricultural, grazing, and forestry lands including all lands zoned for agriculture. [Policies 8.1.3.5, 8.1.4.1, 8.1.4.2, 8.2.2.2, 8.3.3.2, and 8.4.2.1 and Mitigation Measure 5.2-2]

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

**MEASURE AF-H**

Develop a program to coordinate with the Water Agency and water purveyors to develop and secure a long-term supply of agricultural water and allocate water from increased efficiencies to agricultural use. [Policies 8.2.1.2 and 8.2.1.3]

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

**MEASURE AF-I**

Develop a program to enhance long-term fiscal stability of agricultural operations, including use of the following:

- Conservation easements;
- Williamson Act contracts;
- Formation of land trusts; and
- Transfer of development rights.

[Policy 8.2.4.1]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Within five years of General Plan adoption.
Estimated Hours:	500

**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. [Mitigation Measure 5.2-3]

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

## **PARKS AND RECREATION ELEMENT IMPLEMENTATION PROGRAM**

### **MEASURE PR-A**

Prepare and implement a Parks Master Plan and Parks and Recreation Capital Improvement Program, focusing on the following:

- Development of sufficient park and recreation land to serve the residents for neighborhood, community, and regional parkland;
- Applicability of parkland dedications under the Quimby Act;
- Serving residents of and visitors to the County;
- Identification of funding sources; and
- Maintenance.

[Objective 9.1.1]

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

### **MEASURE PR-B**

Develop and implement a program to identify and pursue alternative methods to fund and/or support the acquisition and operation of parks and recreation facilities, including raw land. Funds may be used by the Airports, Parks, and Grounds Division of the County General Services Department or transferred to other public parks and recreation providers as deemed appropriate. [Policies 3.11.4.1, 9.1.1.9, 9.2.2.5, and 9.2.3.1]

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

**MEASURE PR-C**

Update the *Bikeway Master Plan* and *Hiking and Equestrian Trails Master Plan*. Both plans shall contain provisions for regular plan monitoring and updating. [Policies 3.11.1.1 through 3.11.1.8, 3.11.2.1 through 3.11.2.4, 9.1.2.1, 9.1.2.2, 9.1.2.3, 9.1.2.6 through 9.1.2.11, and all policies under Objective 9.1.3]

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

**MEASURE PR-D**

Plan for and develop interpretive centers for historical trails and sites. [Policies 9.1.3.6, 9.1.3.7, 9.3.4.2, and 11.1.12.5]

Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Within ten years of General Plan adoption.
Estimated Hours:	120

**MEASURE PR-E**

Maintain and implement the El Dorado County River Management Plan (Environmental Stewardship & Planning 2001) for management of recreational activities on the South Fork of the American River, including the provision of additional river access adjacent to Marshall Gold Discovery State Historic Park. [Policy 9.1.4.2]

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

**MEASURE PR-F**

Develop a program to facilitate the formation of independent recreation districts. The program should include coordination with the Local Agency Formation Commission. [Policy 9.1.5.1]

Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing as needed
Estimated Hours:	200

### **MEASURE PR-G**

Work with independent recreation districts to support efforts to provide parks and recreation facilities. [Policies 9.1.1.7 and 9.2.2.3]

Responsibility:	Planning Department and General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing
Estimated Hours:	40 annually

### **MEASURE PR-H**

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

- A. For projects subject to Quimby Act requirements, additional fees for the actual construction and maintenance of parks and recreation facilities;
- B. For projects not subject to Quimby Act requirements, fees for the acquisition of parkland and for the construction and maintenance of parks and recreation facilities; and
- C. Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.

[Policies 9.2.2.2 and 9.2.2.5]

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

### **MEASURE PR-I**

Develop and implement a program to encourage major recreational event sponsors to hold events in El Dorado County. [Objectives 9.3.3 and 9.3.5]

Responsibility:	Office of Economic Development
Time Frame:	Within ten years of General Plan adoption.
Estimated Hours:	100

**MEASURE PR-J**

Establish a working group or formal contacts to coordinate the actions of County agencies and resource-based recreation providers in the county. Develop a plan to address recreation planning, promotion of recreational tourism, and review of projects with the potential to affect resource-based recreation. [Policies 9.2.2.3 and 9.2.2.4]

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

**MEASURE PR-K**

Identify federal and state lands that could be transferred to County ownership and develop program to facilitate said transfer. [Policies 9.2.2.6 and 9.2.2.7]

Responsibility:	Planning Department and General Services Department, Property Division
Time Frame:	Within ten years of General Plan adoption.
Estimated Hours:	200

**MEASURE PR-L**

Accept private sector donations of land, easements, structures, materials and funds for the development and maintenance of parks and recreation facilities. [Policies 9.2.3.3, 9.2.3.4, and 9.2.3.5]

Responsibility:	General Services Department, Airports, Parks and Grounds Division
Time Frame:	Ongoing
Estimated Hours:	40 annually

**MEASURE PR-M**

Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site. [Policy 9.3.6.2]

Responsibility:	Planning Department and General Services Department, Property Division
Time Frame:	Identify site within ten years of General Plan adoption.
Estimated Hours:	2000

## **ECONOMIC DEVELOPMENT ELEMENT IMPLEMENTATION PROGRAM**

Note: The implementation measures presented in this section were presented in the *Draft No Project and 1996 General Plan Alternatives* as “Programs” under parent policies. The Programs were included here so that timeframes for implementation could be assigned.

### **MEASURE ED-A**

Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year and the plan for the upcoming year. [Policy 10.1.1.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Prepare initial action plan within one year of General Plan adoption. Annual reporting thereafter.
Estimated Hours:	400 initially/40 annually

### **MEASURE ED-B**

Actively participate in the Economic Development Providers Network. [Policy 10.1.1.1]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing
Estimated Hours:	60 annually

### **MEASURE ED-C**

Sponsor, via the Economic Development Providers Network, seminars and workshops for El Dorado County’s businesses, targeted industry organizations, and government decision makers. [Policy 10.1.1.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Annually develop program of seminars and workshops to be presented that fiscal year.
Estimated Hours:	120 annually

### **MEASURE ED-D**

Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development
Time Frame:	Establish liaison within one year of General Plan adoption. Coordination ongoing.
Estimated Hours:	40 initially/20 annually

### **MEASURE ED-E**

Convene periodic broadly based community forums to discuss El Dorado County's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development and Department of Agriculture
Time Frame:	Prepare schedule for forums every two years. Presentation will be ongoing.
Estimated Hours:	40 annually

### **MEASURE ED-F**

Work with local businesses to gather feedback from problem solving activities for immediate action and/or inclusion in Annual Economic Plans. [Policy 10.1.1.2]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing
Estimated Hours:	20 annually

### **MEASURE ED-G**

Support County business and local government efforts to develop regional, State, National, and international markets for our County's products, services, and attractors. [Policy 10.1.1.3]

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

### **MEASURE ED-H**

Through the Economic Development Providers Network, provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs (e.g., the particular problems of small business in the regulatory process, improved customer service in the permit process, and particular economic issues). [Policy 10.1.2.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, and Building Department to participate
Time Frame:	Develop program of workshops to be presented every two years. Workshop presentation will be ongoing.
Estimated Hours:	40 annually

### **MEASURE ED-I**

Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance to business. [Policy 10.1.2.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, Building Department, and Surveyor's Office to participate
Time Frame:	Develop initial program within two years of General Plan adoption. Assistance will be ongoing.
Estimated Hours:	120 annually

### **MEASURE ED-J**

As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays that create a negative effect on stimulating County economic activity. [Policy 10.1.2.1]

Responsibility:	Planning Department, Environmental Management, Department of Transportation, Building Department, and Surveyor’s Office
Time Frame:	Annually as part of the budget process.
Estimated Hours:	40 annually

**MEASURE ED-K**

Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Complete initial review within two years of General Plan adoption. Present review of potential changes annually thereafter.
Estimated Hours:	200 initially/20 annually

**MEASURE ED-L**

Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development
Time Frame:	Facilitate a review every three years.
Estimated Hours:	20 annually

**MEASURE ED-M**

Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed. [Policy 10.1.2.2]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Develop process for expedited permitting within two years of General Plan adoption. Should be concurrent with Implementation Measure ED-K.
Estimated Hours:	20 annually

**MEASURE ED-N**

Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements. [Policy 10.1.2.2]

Responsibility:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Complete initial review within one year of General Plan adoption and complete additional reviews every three years. Revisions to County regulations will be ongoing.
Estimated Hours:	200 initially/20 annually

**MEASURE ED-O**

Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. [Policy 10.1.2.2]

Responsibility:	Planning Department
Time Frame:	Ongoing
Estimated Hours:	Included in other measures

**MEASURE ED-P**

Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands, are expanded. [Policy 10.1.2.2]

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

**MEASURE ED-Q**

Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations. [Policy 10.1.2.4]

Responsibility:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-R.
Estimated Hours:	Included in LU-A, LU-B, and other measures

### **MEASURE ED-R**

The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County. [Policy 10.1.2.4]

Responsibility:	County Counsel
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-Q.
Estimated Hours:	100 initially/40 annually

### **MEASURE ED-S**

All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis. [Policy 10.1.2.4]

Responsibility:	County Counsel
Time Frame:	Ongoing as new ordinances are developed and existing ordinances are updated.
Estimated Hours:	40 annually

### **MEASURE ED-T**

Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Assemble library within four years of General Plan adoption.
Estimated Hours:	40 initially/20 annually

**MEASURE ED-U**

Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Ongoing
Estimated Hours:	20 annually

**MEASURE ED-V**

Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Seat committee within one year of General Plan adoption. Committee to develop criteria within two years of General Plan adoption.
Estimated Hours:	80

**MEASURE ED-W**

Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion effort. [Policy 10.1.3.1]

Responsibility:	Office of Economic Development
Time Frame:	Every two years.
Estimated Hours:	40 annually

**MEASURE ED-X**

Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy. [Policy 10.1.4.1]

Responsibility:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Develop initial program within two years.
Estimated Hours:	40 annually

### **MEASURE ED-Y**

Identify environmental issues to be considered by the Economic Development Providers Network, including, but not limited to:

- A. Location of environmentally compatible areas to develop or expand a full range of housing opportunities including affordable housing opportunities for the local labor force;
- B. Location of environmentally compatible areas for industry to develop or expand;
- C. Provision of transportation facilities;
- D. Methods of streamlining regulatory processes;
- E. Ways in which economic activity can strengthen environmental quality and rural character;
- F. Promotion and protection of environmental quality as an economic asset;
- G. Promotion of increased tourism; and
- H. Support for environmentally sound business in the County.

[Policy 10.1.4.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department, Environmental Management, Department of Transportation, and Building Department to participate
Time Frame:	Issues to be identified concurrent with the development of the program identified under Implementation Measure ED-X.
Estimated Hours:	200

### **MEASURE ED-Z**

Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development
Time Frame:	Begin recruiting immediately following development of criteria outlined in Implementation Measure ED-V.
Estimated Hours:	100 annually

**MEASURE ED-AA**

Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. Incubator space within commercial/industrial parks is an important component of these action plans. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development
Time Frame:	Action plan for targeting industry will be concurrent with Implementation Measure ED-V. Develop action plan for retention and expansion within two years of General Plan adoption.
Estimated Hours:	Included in ED-Z

**MEASURE ED-BB**

The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County. [Policy 10.1.5.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Establish system within two years of General Plan adoption. Annual inventory thereafter.
Estimated Hours:	40 initially/20 annually

**MEASURE ED-CC**

Annually dedicate and budget County staff to implement programs under General Plan Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network. [Policy 10.1.5.1]

Responsibility:	Office of Economic Development and Chief Administrative Officer
Time Frame:	Annually as part of the budget process.
Estimated Hours:	Included in several other measures

**MEASURE ED-DD**

The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands. [Policy 10.1.5.1]

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

Responsibility:	Planning Department
Time Frame:	Every five years as part of regular General Plan review.
Estimated Hours:	Included in LU-G

**MEASURE ED-EE**

El Dorado County, in cooperation with the Economic Providers Network, shall develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. The economic development program should consider the employment needs of the resident labor force as well as more traditional measures of progress/stability as the jobs/housing balance. [Policy 10.1.5.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Concurrent with Implementation Measures ED-V, ED-Z, and ED-AA.
Estimated Hours:	Included in ED-V and ED-Z

**MEASURE ED-FF**

The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government’s ability to address those needs. [Policy 10.1.5.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Ongoing
Estimated Hours:	40 annually

**MEASURE ED-GG**

The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets to experience and sustain economic growth. [Policy 10.1.5.2]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Complete base studies within five years of General Plan adoption. Implementation should also consider Implementation Measure ED-BB.
Estimated Hours:	400

**MEASURE ED-HH**

Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data which characterizes the type and source of utilities available at each vacancy. [Policy 10.1.5.3]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Concurrent with Implementation Measures ED-I, ED-M, and ED-BB.
Estimated Hours:	Included in ED-I, ED-M, and ED-BB

**MEASURE ED-II**

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. [Policy 10.1.5.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Estimated Hours:	Included in LU-A and AF-A

**MEASURE ED-JJ**

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. [Policy 10.1.5.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Estimated Hours:	Included in AF-A

**MEASURE ED-KK**

Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development. [Policy 10.1.5.5]

*Also refer to Measure ED-P above.*

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Estimated Hours:	Included in LU-A

### **MEASURE ED-LL**

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network. [Policy 10.1.6.1]

Responsibility:	Office of Economic Development and Chief Administrative Officer
Time Frame:	Annually as part of the budget process.
Estimated Hours:	Included in PR-J

### **MEASURE ED-MM**

Work with the cities of Placerville and South Lake Tahoe to establish a uniform small business licensing application, forms, and instructions for all cities and the County. [Policy 10.1.7.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Establish uniform program within two years of General Plan adoption. Should be concurrent with Implementation Measures ED-K and ED-M.
Estimated Hours:	100

### **MEASURE ED-NN**

Work with the cities of Placerville and South Lake Tahoe to review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees. [Policy 10.1.7.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Provide initial report within one year of General Plan adoption. Should be concurrent with Implementation Measure ED-J.
Estimated Hours:	80

### **MEASURE ED-OO**

Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories. [Policy 10.1.7.2]

Responsibility:	Office of Economic Development
Time Frame:	Develop program within two years of General Plan adoption. Should be concurrent with Implementation Measure ED-I.
Estimated Hours:	Included in ED-I

### **MEASURE ED-PP**

Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50. [Policy 10.1.7.3]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Estimated Hours:	Included in LU-A

### **MEASURE ED-QQ**

Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions. [Policy 10.1.7.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Estimated Hours:	Included in LU-A

### **MEASURE ED-RR**

Work with developers of Conditions, Covenants, and Restrictions (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities. [Policy 10.1.7.4]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing
Estimated Hours:	40 annually

### **MEASURE ED-SS**

Review existing County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs. [Policy 10.2.2.1]

Responsibility:	Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Should be concurrent with Implementation Measures ED-J and TC-B.
Estimated Hours:	200

### **MEASURE ED-TT**

When a project directly or indirectly affects existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Costs to be borne by the project proponent shall be determined on the basis of the above described nexus, other pre-existing legally binding agreements, such as development agreements, and other policies of this General Plan. Successful implementation will require coordination with non-County public service providers. [Policy 10.2.2.2]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Ongoing
Estimated Hours:	200 annually

### **MEASURE ED-UU**

Government Code Section 65401 authorizes the County to obtain lists of all capital projects planned by public agencies within the County. Proposed capital improvements found inconsistent with the County's General Plan can be protested to the sponsoring agency. As part of its annual review of its Capital Improvement Programs, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency of each project with the County's General Plan. [Policy 10.2.3.1]

Responsibility:	Overseen by Office of Economic Development; Planning Department and Department of Transportation to participate
Time Frame:	Ongoing
Estimated Hours:	200 annually

### **MEASURE ED-VV**

As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County. [Policy 10.2.3.1]

Responsibility:	Overseen by Office of Economic Development
Time Frame:	Establish liaison within one year of General Plan adoption. Coordination ongoing.
Estimated Hours:	80 annually

**TAHOE BASIN ELEMENT IMPLEMENTATION PROGRAM**

**MEASURE TB-A**

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

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

[Policies 11.1.1.1, 11.1.1.2, 11.1.2.3, 11.1.11.1, 11.1.13.5, 11.4.3.1, 11.4.3.2, 11.4.1.1, and 11.4.1.2 and Mitigation Measure 5.14-1]

Responsibility:	Planning Department
Time Frame:	Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan adoption. Modification of the County Zoning Code within one year of General Plan adoption.
Estimated Hours:	300 initially/80 annually

**MEASURE TB-B**

Work with the South Tahoe Public Utility District, Tahoe Regional Planning Agency, and the Regional Water Quality Control Board to investigate the possibility of using treated effluent for irrigation in the Basin. [Policy 11.1.3.3]

Responsibility:	Planning Department and Environmental Management
Time Frame:	Begin working with working with other agencies within three years of General Plan adoption.
Estimated Hours:	200

**MEASURE TB-C**

Coordinate with other agencies within the Tahoe Basin to consolidate solid waste handling, materials recovery, and transfer. [Policies 11.1.4.1 and 11.1.4.2]

Responsibility:	Environmental Management
Time Frame:	Begin working with working with other agencies within one year of General Plan adoption.
Estimated Hours:	200

**MEASURE TB-D**

Develop an information program to inform Tahoe Basin property owners of State and Federal buyout programs. [Policy 11.1.11.2]

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

**MEASURE TB-E**

Develop strategies for improving scenic qualities within the Tahoe Basin. [Policies 11.1.13.1, 11.1.13.3, and 11.1.13.4]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin working with TRPA and with other agencies within five years of General Plan adoption.
Estimated Hours:	Included in LU-I

**MEASURE TB-F**

Modify the allocation process in the Tahoe Basin to emphasize affordable housing proposals. [Policies 11.4.3.3, 11.4.3.4, and 11.4.3.5]

Responsibility:	Planning Department and Department of Community Services
Time Frame:	Begin working with working with TRPA within one year of General Plan adoption. Adopt modified process within three years.
Estimated Hours:	400