

## MEMORANDUM

**DATE:** January 11, 2007

**TO:** Planning Commission

**FROM:** Shawna Purvines, Sr. Planner

**SUBJECT: General Plan Implementation Status Report for Elements of Conservation and Open Space; Public Health Safety, & Noise; and Public Services & Utilities**

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### **PURPOSE**

To maintain consistency with the goals, objectives, and policies set forth in the Land Use element of the General Plan, the overall plan must identify and protect the health, safety, and welfare of the residents within the County, while striving to conserve and improve the County's existing natural resources and open space, including agriculture and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas. It must also preserve resources of significant biological, ecological, historical and cultural importance. This is done by identifying the types of governmental services which are necessary to meet residents' needs whilst implementing procedures to protect the County's natural resources.

The following report is an update on the progress made in implementing the General Plan Elements of Conservation and Open Space; Public Health Safety, & Noise; and Public Services & Utilities.

### **GENERAL PLAN AMENDMENT**

- At the time of this report Project AZ 06-0004 had been submitted but was found to be incomplete for processing. The Salmon Falls Preserve Subdivision project will include 325 single family lots, a golf course which will include clubhouse facilities, and the dedication of 3 lots, totaling 753 acres, to the Salmon Falls preserves. The project requires a General Plan Amendment from Low Density Residential to Open Space for the Salmon Falls Preserve area.

### **COMPLETE AND ONGOING**

*Conservation and Open Space*

- **Measure CO-B:** Coordinate with the Resource Conservation Districts to address erosion control issues. This is done regularly with all development applications. Lead Department for this task is Planning Services.
- **Measure CO-E:** Request that the California Geological Survey conduct a non-metallic mineral survey for the County. Manage resources appropriately given the results of the survey. This task was completed in 2001.
- **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; and mitigation. Environmental Management has standard waste water system setbacks that must be met for development. This is checked regularly with all development application. Lead Department for this task is Planning Services
- **Measure CO-I:** Evaluate alternatives to the use of salt for snow removal on County roads. Discussions have been held with DOT Maintenance to raise their awareness of the issue. Research of various alternatives is ongoing. Lead Department for this task is the Department of Transportation.
- **Measure CO-J:** Develop and implement a program to perform water quality analysis and monitoring of the County's recreational waters. Currently the Ag Department is monitoring one location that was agreed to by the Regional Water quality control Board for Ag runoff. Finding from this test case will be used in the development of a monitoring program. Lead Department of this task is Environmental Management.
- **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. This is currently an ongoing cooperative effort with Pine Hill Preserve Management Team (local, state & federal). Will also be included as part of long-term INRMP efforts. Lead Department for this task is Planning Services.
- **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. This is in place and kept current. Lead Department for this task is Planning Services.
- **Policy 7.1.2.1:** 30% Slope Guidelines. The Planning Commission adopted interim guidelines on August 10, 2006. Final guidelines will be included as part of the Zoning Ordinance Update. Draft ordinance to be prepared by 3/30/2007. Lead Department for this task is Planning Services.
- **Policy 7.3.3.4:** The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall

encourage the incorporation of protected areas into conservation easements or natural resource protection areas. Guidelines were adopted by the Planning Commission. Ordinance to be prepared and included as part of the Zoning Ordinance Update by 3/30/07. Lead Department for this task is Planning Services.

***Public Health, Safety, and Noise***

- **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. Hazmat Emergency Response Plan created in 1991, updated and revised in 1995, 2001 and 2003. Due to be updated and revised in 2008. Lead Department for this task is Sheriff, Office of Emergency Services.
- **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 Board of Directors of the El Dorado Fire Safe Council approved the plan in November 2004; it was then reviewed and accepted by Bill Homes, AEU CDF Unit Chief, John Berry, Forest Supervisor ENF, and Larry Fry, President of El Dorado County fire Chiefs Association. The Plan then was adopted by the Board of Supervisors on March 29, 2005. The purpose of the Plan is to increase wildfire safety for citizens of El Dorado County while reducing the risk of loss of life and property. Lead Department for this task is Planning Services.
- **Measure HS-D:** Develop and adopt standards to protect against seismic and geologic hazards. This is included as part of the California Building Code. Lead Department for this task is Building Services.
- **Measure HS-E:** Adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Policy 6.3.1.2. Actions taken include (1) Asbestos disclosure required on all real estate sales per EDC Ordinance Chapter 8.44, (2) asbestos reports and records must be transferred during real estate transaction per AQMD Rule 223-2. Lead Department for this task is Environmental Management.
- **Measure HS-F:** Develop a program to track asbestos-related information as it pertains to El Dorado County and report results to the Board of Supervisors annually. On going effort: (1) Rule 223-2 requires that discoveries of NOA be reported to the AQMD within 24 hours. (2) NOA map to be updated with new NOA information by the end of this year and at regular intervals thereafter. Lead Department for this task is Environmental Management.
- **Measure HS-G:** Adopt California Building Code revisions. This has been completed by an adopted of code revisions by the State. Lead Department for this task is Building Services.

- **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. Draft Flood Hazard Prevention Ordinance update under review by SAGE; amendments required to conform to state and federal standards. Lead Department for this task is Planning Services.
- **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. Plan created for EDC in 1990. No regulatory requirement to update, existing plan deemed to be sufficient as results from the planning are still being implemented. Lead Department for this task is Environmental Management.
- **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 updated continuously. Most recently, Environmental Management staff updated APN numbers in El Dorado Hills to mirror recent re-numbering. Lead Department for this task is Environmental Management.
- **Measure HS-P:** Enhance and maintain the Air Quality Management District's air quality public education program. On going effort: (1) NOA training material developed and presented to regulated community. (2) BEACON Newsletter on NOA issued for community issued at regular intervals. (3) Public workshops on new rules and regulations scheduled as required. (4) Training on CEQA process provided. Lead Department for this task is Environmental Management, AQMD.
- **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. This is an ongoing consideration when vehicles are purchased by the fleet division of General Services. As both State and Federal Legislation change this policy may need to be modified. Lead Department for this task is General Services.
- **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. This is an on going effort: Existing rules updated and new regulations promulgated per annual Rulemaking Action Plan ([www.co.el-dorado.ca.us/emd/apcd/PDF/2006\\_Rules\\_List.pdf](http://www.co.el-dorado.ca.us/emd/apcd/PDF/2006_Rules_List.pdf)) Lead Department for this task is Environmental Management.
- **Measure HS-V:** Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan. This is on going effort: (1) New Fugitive Dust/Asbestos Hazard Mitigation Rules (223,223-1 and 223-2) promulgated 7-19-2005. (2) SB656 schedule for implementing control measures to

minimize PM10 and PM2.5 emission approved by the AQMD Board of Directors. The Bill required each local air district to adopt an implementation schedule of appropriate control measures to reduce particulate matter pollution. The proposed measures cover new regulations for (1) wood burning combustion devices, (2) non-agricultural open burning, (3) fugitive dust and (4) coating operations. Lead Department for this task is Environmental Management.

- **Measure HS-W:** Survey and prioritize safety improvements on County roads. Develop financing programs for making necessary improvements. Complete survey within three years of General Plan adoption. This is ongoing. The Environmental Management Department has an annual traffic safety analysis and reporting process already in place. Many of the projects identified in the report are contained in the Department's CIP. Many of those projects are also included in the TIM Fee Program as capacity enhancements. Additional funding through Road Fund, Federal and State revenue sources are being pursued for many of these projects as appropriate to the funding requirements and the type of project. Lead Department for this task is Department of Transportation.

#### *Public Services and Utilities*

- **Measure PS-C:** Develop and regularly update an infrastructure fee program. TIM Fees recently updated consistent with measure. Lead Department for this task is Department of Transportation.
- **Measure PS-D:** Develop a program to improve and promote appropriate sewage disposal systems in areas that do not have public wastewater disposal service. This program has been implemented and is ongoing. Lead Department for this task is Environmental Management.
- **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. This program has been implemented and is ongoing. Lead Department for this task is Environmental Management.
- **Measure PS-G:** Encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental impacts to the maximum extent feasible. This is implemented and ongoing. Lead Department for this task is Board of Supervisors.
- **Measure PS-H:** 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. This is included as part of the California Energy and Plumbing Code. Lead Department for this task is Building Services.

- **Measure PS-I:** Work with the Water Agency to develop and implement a program to identify areas having groundwater limitations. This program is implemented and ongoing. Lead Department for this task is Environmental Management.
- **Measure PS-K:** Develop and implement a monitoring program for septic systems. AB 885 will require monitoring systems every 5 years, also part of the proposed Onsite Wastewater Treatment System Ordinance. Lead Department for this task is Environmental Management.
- **Measure PS-M:** Prepare a Construction and Demolition Debris Diversion Ordinance for inclusion in the County Code. The County Ordinance, administered by Environmental Management is in place with a purpose to achieve reduction and/or recycling of debris generated by projects, thereby diverting the debris from disposal facilities, saving landfill space, and conserving natural resources completed. Lead Department for this task is Environmental Management.
- **Measure PS-O:** Develop standards for energy-efficient site development and construction. This is included as part of the California Energy Code. Lead Department for this task is Building Services.
- **Measure PS-S:** Provide support for the development of a performing arts center. Currently, a Performing Arts Center is included in the Marble Valley Development Agreement. Annexation of the area into EID, EDH CSD and EDH Fire is scheduled for LAFCO on December 6, 2006. Lead Department for this task is the Office of Economic Development.

## IN PROGRESS

### *Conservation and Open Space*

- **Measure CO-A:** Review the Zoning Ordinance to identify revisions that: (A) incorporate tree canopy coverage standards outlined in Policy 7.4.4.4; (B) identify standards for use of native plants in landscaping; (C) establish a Historic Design Control Combining Zone District. This has been included as part of the Zoning Ordinance Update. Lead Department for this task is Planning Services.
- **Measure CO-D:** Develop an agricultural permit program that includes standards for agricultural operations comparable to those in the Grading Ordinance and that considers other issues important to the protection of agricultural lands. The Ag Department has received the final draft of the Ag Grading Ordinance from the consultants and are currently working with the consultants to see if the proposed ordinance is appropriate and applicable to an Ag project that is currently underway. If any sections is found to be unworkable, the Ag Department will address those sections so that they are easier to understand. Lead Department for this task is Agriculture.

- **Measure CO-H:** Prepare and adopt an ordinance revision to permit the use of domestic gray water for irrigation purposes. This will be included as part of the proposed Onsite Wastewater Treatment System Ordinance. Lead Department for this task is Environmental Management.
- **Measure CO-L:** Develop guidelines for the preparation of a biological study reports. On November 9, 2006, the PC adopted the Biological Resources Study and Important Habitat Mitigation Program Interim Guidelines. Final guidelines will be included as part of the OWMP. Lead Department for this task is Planning Services.
- **Measure CO-M:** Develop and implement an Integrated Resources Natural Management program consistent with Policy 7.4.2.8. On November 6, 2006, the BOS directed Planning staff to work with consultant SAIC to prepare a detailed scope of work and to formally contact local agencies to seek their input and participation. The scope of work is to be provided to the BOS and public no later than December 12, 2006 with a public hearing on January 23, 2007. Lead Department for this task is Planning Services.
- **Measure CO-O:** Prepare and adopt a riparian setback ordinance. This is included in the short-term work program. Draft is expected January 2007. Lead Department for this task is Planning Services.
- **Measure CO-P:** Develop and adopt an Oak Resources Management Plan (OWMP).  
A contract was approved by the Board of Supervisors on September 19, 2006 for preparation of the OWMP and related tasks. The draft OWMP is expected to be available for public review during February 2007 with adoption in April or May of the same year. Lead Department for this task is Planning Services.
- **Measure CO-U:** Fully develop requirements for Biological Studies to be prepared in support of Policy 7.4.1.6. Fully develop guidelines for Important Habitat mitigation are to be included in biological resources studies. This will be included as part of the Oak Woodlands Management Plan. Lead Department for this task is Planning Services.

***Public Health Safety and Noise***

- **Measure HS-I:** To provide a comprehensive approach to noise control, adopt a Noise Ordinance. This is to be completed by 2010, but has been included as part of the Zoning Ordinance Update. Initial review by the Planning Commission was on January 11, 2007.
- **Measure HS-K:** Review the Zoning Ordinance and identify changes that would accomplish the following: 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. This is to be included as part of the Zoning Ordinance update. Lead Department for this task is Planning Services.

### *Public Services and Utilities*

- **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. The process is to be included as part of the development of wastewater treatment stand. This will be a part of proposed Onsite Wastewater Treatment System Ordinance. Lead Department for this task is Environmental Management.
- **Measure PS-L:** Develop and implement a countywide drainage management program. DOT is working on developing a system of procedures, policies and rules, that will insure compliance with State and Federal requirements along with the requirements contained in the General Plan. Some, if not most, of those policies and rules will end up in the revised Design Manual or an associated document. The funding aspect of the implementation measure still needs to be addressed. Lead Department for this task is the Department of Transportation.
- **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. DOT has an ongoing informal process in coordinating private utilities and County projects. The process will become more formalized with the revision of the Design Manual, the road program CIP, etc. Lead Department for this task is the Department of Transportation.
- **Measure PS-T:** Compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. Post information on the County's internet web site and make available in hard copy. PS-F and PS-T is something that Environmental Management has spoken to the Surveyors Office about. Environmental Management has the information on envision and if we can get it from envision to them they can map it along with software to allow them to map themselves. Once the info is map a website can be developed. The production database has a confidentiality issue that limits providing specific information to public. Lead Department for this task is Environmental Management.

### **NO ACTION TO DATE**

#### *Conservation and Open Space*

- **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. This measure is included as part of Planning Services 2007 work program.
- **Measure CO-N:** Review and update the Important Biological Corridor (-IBC) land use Overlay District. This measure has been included as part of Planning Services annual work program for 2007.



- **Measure CO-Q:** Develop and adopt a Cultural Resources Preservation Ordinance. This measure has been included as part of Planning Services annual work program for 2007.
- **Measure CO-S:** Investigate becoming a Certified Local Government through the State Office of Historic Preservation. This is required to be completed by 2010, but has included as part of Planning Services 2007 work program.
- **Measure CO-T:** Work with the State Department of Parks and Recreation to identify the view shed of Marshall Gold State Historic Park (Coloma) and establish guidelines for development within that view shed. This is required to be completed by 2011. Lead Department for this task is Planning Services.

***Public Health, Safety and Noise***

- **Measure HS-C:** Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information. This is to be completed by 2010. Lead Department for this task is Planning Services.
- **Measure HS-J:** Establish a working group to address cross-jurisdictional noise issues. This measure has been included as part of Planning Services annual work program for 2007.
- **Measure HS-L:** Update airport master plans and work with appropriate Airport Land Use Commissions to update Comprehensive Land Use Plans to reflect noise levels in the year 2025. This is to be completed in 2010. Lead Department for this task is General Services.
- **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. This is to be completed by 2010. Lead Department for this task is General Services.
- **Measure HS-Q:** Develop a program to encourage use of mechanisms to reduce peak hour vehicle trips consistent with Policy 6.7.2.2. This measure has been included as part of the Department of Transportations annual work program for 2007.
- **Measure HS-S:** Develop and implement an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves. No action to date. Environmental Management is investigating potential sources of funding sources for the development and implementation of this program. This is required to be completed by 2009. Lead Department for this task is Environmental Management.
- **Measure HS-U:** Monitor existing, ongoing studies related to effects of air pollution on vegetation. No Action to date, but the AQMD co-funded "Urban Forest Study",

which will investigate the effects of vegetation (urban trees) on air pollution. This is an ongoing effort by the Environmental Management Department.

***Public Services and Utilities***

- **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. This measure is to be completed by 2010. At this time, Current Planning does notify public utilities of proposed projects and seeks input for final staff report. Lead Department for this task is Planning Services.
- **Measure PS-B:** Review the County Code to identify revisions that could accomplish: (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, 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. This measure is to be completed by 2010. Lead Department for this task is Planning Services.
- **Measure PS-E:** Work with the Water Agency and public water providers to establish a water resources development and management program. This measure has been included as part of Planning Services annual work program for 2007.
- **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. This is to be completed in 2007. Lead Department for this task is Sheriff, Office of Emergency Services.
- **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. This is to be completed by 2010. Lead Department for this task is the Office of Economic Development.
- **Measure PS-R:** Develop a program for attracting a four-year college or university to the county. This is to be completed by 2010. Lead Department for this task is the Office of Economic Development.