



# EL DORADO COUNTY GENERAL PLAN PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

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## ***PRINCIPLE***

*The Plan must identify public health and safety issues and provide guidance for protecting the health, safety, and welfare of El Dorado County residents.*

## **INTRODUCTION**

The Public Health, Safety, and Noise Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. Specifically, California Government Code Section 65302(g) requires communities to identify “any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.”

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). The noise contour maps required by that statute are found in Appendix C. Additionally, this element satisfies the State mandated requirements for the safety general plan element.

## **REGULATORY FRAMEWORK**

In 1971, the State of California mandated that county and city general plans include a noise element. A noise element must contain the following information:

1. Identification of major noise sources which affect the county;
2. Mapping of noise contours for major noise producers, including roadways;
3. Policies and programs which address existing and foreseeable noise problems and minimize the exposure of community residents to excessive noise.

## RELATIONSHIP TO OTHER ELEMENTS

Issues set forth in this element are closely linked to the Land Use, Conservation and Open Space, Circulation, and Public Services and Utilities elements. The overall focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting the residents from existing and potential hazards in El Dorado County.

## ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies for fire hazards, seismic hazards, flood hazards, noise, hazardous materials, air quality, airport safety, and highway safety.

## POLICY SECTION

### GENERAL

#### **GOAL 6.1: COORDINATION**

**A coordinated approach to hazard and disaster response planning.**

#### **OBJECTIVE 6.1.1: EL DORADO COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN**

**The El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan shall serve as the implementation program for this Goal.**

Policy 6.1.1.1 The El Dorado County Multi-jurisdictional Local Hazard Mitigation Plan (LHMP) shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County and is incorporated by reference to this Element. The County will ensure that the LHMP is updated on a regular basis to keep pace with the growing population.

### FIRE SAFETY

#### **GOAL 6.2: FIRE HAZARDS**

**Minimize fire hazards and risks in both wildland and developed areas.**

#### **OBJECTIVE 6.2.1: DEFENSIBLE SPACE**

**All new development and structures shall meet “defensible space” requirements and adhere to fire code building requirements to minimize wildland fire hazards.**

- Policy 6.2.1.1 Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.
- Policy 6.2.1.2 Coordinate with the local Fire Safe Councils, California Department of Forestry and Fire Protection, and federal and state agencies having land use jurisdiction in El Dorado County in the development of a countywide fuels management strategy.

**OBJECTIVE 6.2.2: LIMITATIONS TO DEVELOPMENT**

**Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Prevention Fire Hazard Severity Zone Maps.**

- Policy 6.2.2.1 Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.
- Policy 6.2.2.2 The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

**OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION**

**Application of uniform fire protection standards to development projects by fire districts.**

- Policy 6.2.3.1 As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available in accordance with applicable State and local fire district standards.
- Policy 6.2.3.2 As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 6.2.3.3 Day care centers shall be subject to conformance with all applicable sections of Title 19 of the Fire Code.

Policy 6.2.3.4 All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.

**OBJECTIVE 6.2.4: AREA-WIDE FUEL MANAGEMENT PROGRAM**

**Reduce fire hazard through cooperative fuel management activities.**

Policy 6.2.4.1 Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.

Policy 6.2.4.2 The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review.

**OBJECTIVE 6.2.5: FIRE PREVENTION EDUCATION**

**Inform and educate homeowners regarding fire safety and prevention.**

Policy 6.2.5.1 The County shall cooperate with the U.S. Forest Service, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.

**GEOLOGIC AND SEISMIC HAZARDS**

**ASBESTOS**

Asbestos is of special concern in El Dorado County because it occurs naturally in surface deposits of several types of ultramafic materials (materials that contain magnesium and iron and a very small amount of silica). Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining.

The El Dorado County Air Quality Management District (AQMD) is responsible for implementing and enforcing asbestos-related regulations and programs. This includes implementation of Title 17, Sections 93105 and 93106 of the California Code of Regulations (Asbestos Airborne Toxic Control Measure-Asbestos-Containing Serpentine) and the County’s Naturally Occurring Asbestos and Dust Protection Ordinance. Regulated activities include construction or digging on a site containing naturally occurring asbestos in rock or soils and the sale and use of serpentine material or rock containing asbestos materials for surfacing.

Asbestos-related measures presented in this General Plan are focused on supporting the actions of the AQMD.

**GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS****Minimize the threat to life and property from seismic and geologic hazards.****OBJECTIVE 6.3.1: BUILDING AND SITE STANDARDS****Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.**

Policy 6.3.1.1 The County shall require that all discretionary projects and all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) have a California-registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC). The Department of Transportation and the County Air Quality Management District shall consider the requirement of posting a warning sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC.

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

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

**OBJECTIVE 6.3.2: COUNTY-WIDE SEISMIC HAZARDS****Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.**

- Policy 6.3.2.1 The County shall maintain updated geologic, seismic and avalanche hazard maps, and other hazard inventory information in cooperation with the State Office of Emergency Services, California Department of Conservation--Division of Mines and Geology, U.S. Forest Service, Caltrans, Tahoe Regional Planning Agency, and other agencies as this information is made available. This information shall be incorporated into the El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans.
- Policy 6.3.2.2 Future subdivision in the area around Fallen Leaf Lake shall be precluded.
- Policy 6.3.2.3 An avalanche overlay zone shall be established and applied to all residential areas subject to avalanche. All new structures located within avalanche susceptible areas shall be designed to withstand the expected forces of such an event.
- Policy 6.3.2.4 *intentionally blank*
- Policy 6.3.2.5 Applications for development of habitable structures shall be reviewed for potential hazards associated with steep or unstable slopes, areas susceptible to high erosion, and avalanche risk. Geotechnical studies shall be required when development may be subject to geological hazards. If hazards are identified, applicants shall be required to mitigate or avoid identified hazards as a condition of approval. If no mitigation is feasible, the project will not be approved.

**FLOOD HAZARDS**

**GOAL 6.4: FLOOD HAZARDS**

**Protect the residents of El Dorado County from flood hazards.**

**OBJECTIVE 6.4.1: DEVELOPMENT REGULATIONS**

**Minimize loss of life and property by regulating development in areas subject to flooding in accordance with Federal Emergency Management Agency (FEMA) guidelines, California law, and the El Dorado County Flood Damage Prevention Ordinance.**

- Policy 6.4.1.1 The County shall continue participation in the National Flood Insurance Program and application of flood plain zoning regulations.
- Policy 6.4.1.2 The County shall identify and delineate flood prone study areas discovered during the completion of the master drainage studies or plans.

- Policy 6.4.1.3 No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.
- Policy 6.4.1.4 Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.
- Policy 6.4.1.5 New parcels which are partially within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County must have sufficient land available outside the FEMA or County designated 100-year floodplain or the dam inundation areas for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain and identified dam failure inundation areas on the subject property.

**OBJECTIVE 6.4.2: DAM FAILURE INUNDATION**

**Protect life and property of County residents below dams.**

- Policy 6.4.2.1 Apply a zoning overlay for areas located within dam failure inundation zones as identified by the State Department of Water Resources Division of Safety of Dams.
- Policy 6.4.2.2 No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified by the State Department of Water Resources Division of Safety of Dams.

**NOISE**

**GOAL 6.5: ACCEPTABLE NOISE LEVELS**

**Ensure that County residents are not subjected to noise beyond acceptable levels.**

**OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT**

**Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.**

Policy 6.5.1.1 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.4 Existing dwellings and new single-family dwellings on legal lots of record, as of the date of adoption of this General Plan, are not subject to County review with respect to satisfaction of the standards of the Public Health, Safety, and Noise Element except in areas governed by the Airport Land Use Compatibility Plan for applicable airports. (See Objective 6.5.2.)

As a consequence, such dwellings may be constructed in other areas where noise levels exceed the standards of the Public Health, Safety, and Noise Element. It is not the responsibility of the County to ensure that such dwellings meet the noise standards of the Public Health, Safety, and Noise Element, or the noise standards imposed by lending agencies such as HUD, FHA and Cal Vet. If homes are located and constructed in accordance with the Public Health, Safety, and Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

Policy 6.5.1.5 Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.

Policy 6.5.1.6 New noise-sensitive uses shall not be allowed where the noise level, due to non-transportation noise sources, will exceed the noise level standards



of Table 6-2 unless effective noise mitigation measures have been incorporated into the development design to achieve those standards.

- Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.
- Policy 6.5.1.8 New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1.
- Policy 6.5.1.9 Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.
- Policy 6.5.1.10 To provide a comprehensive approach to noise control, the County shall:
- A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
  - B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.
  - C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single-family residential building permits if not in areas governed by the Airport Land Use Compatibility Plan. (See Objective 6.5.2.)

<b>TABLE 6-1 MAXIMUM ALLOWABLE NOISE EXPOSURE FOR TRANSPORTATION NOISE SOURCES</b>			
<b>Land Use</b>	<b>Outdoor Activity Areas<sup>1</sup> L<sub>dn</sub>/CNEL, dB</b>	<b>Interior Spaces</b>	
		<b>L<sub>dn</sub>/CNEL, dB</b>	<b>L<sub>eq</sub>, dB<sup>2</sup></b>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60 <sup>3</sup>	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

**Notes:**

<sup>1</sup> In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L<sub>dn</sub> shall be applied at the building facade, in addition to a 60 dB L<sub>dn</sub> criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L<sub>dn</sub> shall be applied at a 100 foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L<sub>dn</sub> may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.

<sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

<b>TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES</b>						
<b>Noise Level Descriptor</b>	<b>Daytime 7 a.m. - 7 p.m.</b>		<b>Evening 7 p.m. - 10 p.m.</b>		<b>Night 10 p.m. - 7 a.m.</b>	
	Community	Rural	Community	Rural	Community	Rural
Hourly $L_{eq}$ , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

**Notes:**  
 Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).  
 The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.  
 In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.  
 \*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.

Land Use Designation <sup>1</sup>	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
Higher-Density Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am–7 pm	70	90
	7 pm–7 am	65	75
Industrial (I)	Any Time	80	90

**Note:**  
<sup>1</sup> Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development.

Land Use Designation	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
All Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	40	55
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Industrial (I)	Any Time	70	80
Open Space (OS)	7 am–7 pm	55	75
	7 pm–7 am	50	65

Land Use Designation	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
All Residential (LDR)	7 am–7 pm	50	60
	7 pm–10 pm	45	55
	10 pm–7 am	40	50
Commercial, Recreation, and Public Facilities (C, TR, PF)	7 am–7 pm	65	75
	7 pm–7 am	60	70
Rural Land, Natural Resources, Open Space, and Agricultural Lands (RR, NR, OS, AL)	7 am–7 pm	65	75
	7 pm–7 am	60	70

- Policy 6.5.1.12 When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.
- A. Where existing or projected future traffic noise levels are less than 60 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 5 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant;
  - B. Where existing or projected future traffic noise levels range between 60 and 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 3 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant; and
  - C. Where existing or projected future traffic noise levels are greater than 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA  $L_{dn}$  caused by a new transportation noise will be considered significant.
- Policy 6.5.1.13 When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration:
- A. In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 5 dBA shall be considered significant; and
  - B. In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 3 dBA shall be considered significant.
- Policy 6.5.1.14 The County will adopt a noise ordinance to resolve neighborhood conflicts and to control unnecessary noise in the County. Examples of the types of noise sources that can be controlled through the use of a quantitative noise ordinance include noisy mechanical equipment (e.g., swimming pool pumps, HVAC units), and amplified music in commercial establishments.
- Policy 6.5.1.15 The County will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.

**OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES**

**The County shall recognize the Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport as the applicable guidelines for development within the Airport Noise Zones for these airports. Where there is a conflict between the County noise standards and the noise standards of the ALUCP, the standards of the ALUCP shall take precedence.**

Policy 6.5.2.1 All projects, including single-family residential, within the Airport Noise Zones of the Cameron Airpark, Georgetown, and Placerville airports shall be evaluated against the applicable policies in the ALUCP.

Policy 6.5.2.2 The County shall develop and apply a combining zone district for areas located within the Airport Noise Zones in the ALUCP.

**HAZARDOUS MATERIALS**

**GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS**

**Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.**

**OBJECTIVE 6.6.1: REGULATION OF HAZARDOUS MATERIALS**

**Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.**

Policy 6.6.1.1 The Hazardous Waste Management Plan shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.

Policy 6.6.1.2 Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other person experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by the State of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.

Policy 6.6.1.3 Provision must be made for disposal of aviation generated petroleum, oils, lubricants, and solvents at the County airports.

**AIR QUALITY**

**GOAL 6.7: AIR QUALITY MAINTENANCE**

- A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.**
- B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.**

**OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN**

**Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions.**

Policy 6.7.1.1 Improve air quality through land use planning decisions.

Policy 6.7.1.2 Support local and regional air quality improvement efforts.

**OBJECTIVE 6.7.2: VEHICULAR EMISSIONS**

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

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

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

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

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

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

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

**OBJECTIVE 6.7.3: TRANSIT SERVICE**

**Expand the use of transit service within the County.**

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

Policy 6.7.3.2 Transit Service – The County shall promote infill development that is compact, mixed used, pedestrian friendly, and transit oriented in areas identified as Transit Priority Project Areas.

**OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES**

**Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.**

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

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

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

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

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

Policy 6.7.4.6 The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. The County



shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.

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

#### **OBJECTIVE 6.7.5: AGRICULTURAL AND FUEL REDUCTION BURNING**

**Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.**

#### **OBJECTIVE 6.7.6: AIR POLLUTION-SENSITIVE LAND USES**

**Separate air pollution sensitive land uses from significant sources of air pollution.**

- Policy 6.7.6.1 Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.
- Policy 6.7.6.2 New facilities in which sensitive receptors are located (e.g. residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.

#### **OBJECTIVE 6.7.7: CONSTRUCTION RELATED, SHORT-TERM EMISSIONS**

**Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.**

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

The County shall encourage actions (e.g., use of light-colored roofs and retention of trees) to help mitigate heat island effects on air quality.

**OBJECTIVE 6.7.8: THE EFFECTS OF AIR POLLUTION ON VEGETATION**

**Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.**

Policy 6.7.8.1 The County shall monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation, including commercially valuable timber, threatened or endangered plant species, and other plant species. If and when such research conclusively determines, or if and when the weight of scientific opinion concludes, that air pollution is causing significant harm to vegetation within El Dorado County or similarly situated areas, the County, through its periodic review of the General Plan pursuant to Policy 2.9.1.2, shall consider whether to add policies to the General Plan to try to mitigate such harm.

**AVIATION-RELATED HAZARDS**

**GOAL 6.8: AVIATION-RELATED HAZARDS**  
**Minimize aviation-related hazards in and around existing and future airports.**

**OBJECTIVE 6.8.1: SAFETY HAZARDS EXPOSURE**

**Minimize the public’s exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.**

Policy 6.8.1.1 All development within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport shall comply with El Dorado County Airport Land Use Commission’s policies and maps as set forth in the Airport Land Use Compatibility Plan for each airport. Where there is a difference between the County development standards and the development standards of the Airport Land Use Compatibility Plan, as applied to proposed development, the standards that will most reduce airport-related hazards shall apply.

Policy 6.8.1.2 The County shall develop an airport combining zone district within the El Dorado County Zoning Ordinance, for each of the Safety Zones as defined by the Airport Land Use Compatibility Plan for each of the County’s public airports. Said ordinance shall specify maximum density and minimum parcel size.

**HIGHWAY SAFETY**

**GOAL 6.9: HIGHWAY SAFETY**

**Provide highways within the County that provide for the safe movement of goods and people throughout the County.**

**OBJECTIVE 6.9.1: SAFETY HAZARDS REDUCTION PROGRAM**

**Create a program to reduce safety hazards on County roadways especially at locations with a history of frequent accidents.**

Policy 6.9.1.1      The County shall identify those roadways with existing or projected safety problems, prioritize them in terms of the immediacy of the need for improvements, and develop programs for financing needed improvements.

Policy 6.9.1.2      Recognize that substandard road conditions exist in some rural areas of the County and include feasible roadway, pedestrian, and bicyclist safety improvements in the roadway improvement priority list.

Policy 6.9.1.3      New roads connecting to County roads shall be designed to provide safe access as required by the County Design and Improvement Standards Manual.

**OBJECTIVE 6.9.2: EMERGENCIES ON STATE HIGHWAYS**

**The County should coordinate with Caltrans for the efficient movement of traffic on County roads in the event of closures on State highways.**

**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.

**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;
- Coordination with fire protection districts
- Fuels management standards to apply to new development adjacent to forested areas and within greenbelts; and
- Appropriate standards for open space and greenbelts.

[Policies 6.2.1.1, 6.2.4.2, and 6.2.5.1]

Responsibility:	Planning Department, Department of Transportation, and Building Department
Time Frame:	Develop draft plan within six months of General Plan adoption.

**MEASURE HS-C**

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

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

**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.

**MEASURE HS-E**

The County shall adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Policy 6.3.1.2.

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

**MEASURE HS-F**

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

Responsibility:	Environmental Management
Time Frame:	Develop program within one year of General Plan adoption. Report results to the Board of Supervisors annually.

**MEASURE HS-G**

Adopt California Building Code revisions. [Policy 6.3.2.4]

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

**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

**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 Land Use Compatibility Plan.

[Policies 6.5.1.10, 6.5.1.13, and 6.5.1.14]

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

**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. [Policy 6.5.1.15]

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.

**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 Airport Land Use Compatibility Plan for each of the County’s public airports; and
- B. Develop and apply a combining zone district for areas within the Airport Influence Area for each of the public airports to discourage the placement of incompatible uses. [Policies 6.5.2.2 and 6.8.1.2]

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

**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.

**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.

**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

**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.

**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. [Policies 6.3.1.3 and 6.7.2.1]

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

**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.

**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. [Policy 6.7.2.6]

Responsibility:	Department of General Services
Time Frame:	Ongoing

**MEASURE HS-S**

Develop and implement an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves. [Policy 6.7.4.7]

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

**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.



**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

**MEASURE HS-V**

Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan. [Policy 6.3.1.1]

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

**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.

**MEASURE HS-X**

Coordinate air quality planning efforts with other local and regional agencies. [Policies 6.7.1.1 and 6.7.1.2]

Responsibility:	Planning Department
Time Frame:	Ongoing

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