

GENERAL PLAN IMPLEMENTATION MEASURES THAT HAVE THE POTENTIAL TO AFFECT AGRICULTURE

LAND USE ELEMENT

MEASURE LU-A – HIGH PRIORITY

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

- 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*]
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [*Policies 2.2.5.14 and 2.2.5.18*]
- Modify Sign Ordinance standards for scenic corridors [*Policies 2.7.1.1 and 2.7.1.2*]
- 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.

MEASURE LU-C – HIGH PRIORITY

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); Policy 2.2.5.20*]

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

MEASURE LU-D – HIGH PRIORITY

Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to 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); Policy 2.2.5.21]

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

MEASURE LU-N – HIGH PRIORITY

Develop procedures to be used by applicants to substantiate a request for exemption from policies due to economic viability. [Policy 2.9.1.6]

Responsibility:	County Counsel and Planning Department
Time Frame:	Within one year of General Plan adoption.

CONSERVATION AND OPEN SPACE

MEASURE CO-D – MEDIUM PRIORITY

Amend the Grading Ordinance to incorporate the Policy 7.1.2.7.

Responsibility:	Department of Transportation, Department of Agriculture and Planning Department
Time Frame:	Within three years of General Plan adoption.

MEASURE CO-L – LOW PRIORITY

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

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

MEASURE CO-M – MEDIUM PRIORITY

Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8. [Mitigation Measure 5.12-1(d)]

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.

This policy contains language for the development of the Integrated Natural Resources Management Plan.

MEASURE CO-N – HIGH PRIORITY

Review and update an Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9. *[Mitigation Measure 5.12-3(b)]*

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

MEASURE CO-O – MEDIUM PRIORITY

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 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.

MEASURE CO-P – HIGH PRIORITY

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).
[Policy 7.4.4.4 and 7.4.5.1]

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

MEASURE CO-Q – HIGH PRIORITY

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.

MEASURE CO-U – MEDIUM TO LOW PRIORITY

Mitigation under Policy 7.4.1.6 shall include providing sufficient funding to the County’s conservation fund to acquire and protect important habitat at a minimum 2:1 ratio. The cost associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. For larger development projects (i.e., those that exceed a total of 10 acres), in addition to contributing to the conservation fund at a minimum 2:1 ratio, onsite preservation and/or restoration of important habitat shall be required at a 1:1 ratio. Impacts on important habitat and mitigation requirements shall be addressed in a Biological Resources Study and an Important Habitat Mitigation Program (described below).

- A. Biological Resources Study. The County shall adopt biological resource assessment standards that apply to all discretionary projects that would result in disturbance of soil and native vegetation in areas that include important habitat as defined in the INRMP. The assessment of the project site must be in the form of an independent Biological Resources Study, and must be completed by a qualified biologist. The evaluation shall quantify the amount of important habitat, by habitat type, as defined in the General Plan and delineated on maps included in the INRMP. The Biological Resources Study shall also address the potential for the project to adversely affect important habitat through conversion or fragmentation. This requirement shall not apply to projects that are on lands that either (1) have already been the subject of a study and for which all mitigation requirements are being implemented or (2) have been evaluated by the County and found to not possess any important habitat resources.

- B. Important Habitat Mitigation Program. The Biological Resource Study shall include an Important Habitat Mitigation Program that identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with the standards of the INRMP and the General Plan. All mitigation programs shall include a monitoring and reporting component requiring reports to the County not less than once each year for a period of not less than 10 years. The report will include a description of the lands included in the mitigation program (including location and size), a summary of the evaluation criteria established at the time the mitigation program was approved, an evaluation of the mitigation program based on those criteria, and recommendations for action during the following year. The County shall adopt standards for evaluating mitigation programs proposed as part of the Biological Resources Study described above. The standards shall ensure that the mitigation reduces direct and cumulative impacts of proposed development on important habitats to less than significant levels in accordance with CEQA thresholds. *[Mitigation Measure 5.12-1(e) and Policy 7.4.1.6]*

Responsibility:	Planning Department
Time Frame:	Refer to Measures CO-L and CO-M as applicable

AGRICULTURE AND FORESTRY ELEMENT

MEASURE AF-A - HIGH PRIORITY

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 requirement for a mandatory local option real estate transfer disclosure statement 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); Policy 8.2.2.6*].

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

MEASURE AF-B - LOW PRIORITY

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.

MEASURE AF-C - LOW PRIORITY

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.

MEASURE AF-D - LOW PRIORITY

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.

MEASURE AF-E - LOW PRIORITY

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.

MEASURE AF-F - LOW PRIORITY

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]*

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.

MEASURE AF-G - LOW PRIORITY

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, 8.2.4.4, 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.

MEASURE AF-H - MEDIUM PRIORITY

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.

MEASURE AF-I - LOW PRIORITY

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.

MEASURE AF-J - HIGH PRIORITY

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; Policy 8.1.1.7*]

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

MEASURE AF-K – HIGH PRIORITY

General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2 provide that their requirements do not apply to agricultural operations if those operations are conducted in accordance with Best Management Practices adopted by the Board of Supervisors. Accordingly, in consultation with the Agricultural Commission and the University of California Cooperative Extension, the County shall develop Agricultural Best Management Practices for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2. The Best Management Practices shall provide a level of resource protection comparable to that of the referenced policies.

Responsibility:	Department of Agriculture
Time Frame:	Within one year of General Plan adoption.

PRIORITIZATION OF IMPLEMENTATION MEASURES

HIGH PRIORITY (1 - 2 YEARS)	MEDIUM PRIORITY (3 YEARS)	LOW PRIORITY (5 OR MORE YEARS)
LU-A		
LU-C		
LU-D		
LU-N		
	CO-D	CO-L
	CO-M	
CO-N		
	CO-O	
CO-P		
CO-Q		
	CO-U	
AF-A		
		AF-B
		AF-C
		AF-D
		AF-E
		AF-F
		AF-G
	AF-H	
		AF-I
AF-J		
AF-K		
10 Total	5 Total	8 Total