

EXHIBIT D

on parcels larger than 10 acres; up to 7 employees in the RE zone on parcels greater than 10 acres; up to 7 employees in Rural Lands, Agricultural, and Resource Zones on parcels over 5 acres and less than 10 acres; and up to 10 employees in Rural Lands, Agricultural, and Resource Zones on parcels over 10 acres.

It is not possible to quantify the potential traffic that may be generated from future home occupations over the term of the planning horizon because the future number and type of such activities, and the size of parcels on which they may be undertaken, is unknown and cannot be known with any accuracy. However, given that additional employees could be allowed on large lots in rural areas, there is a reasonable probability that traffic impacts on rural roads could be significant in some instances where roads are narrow.

Mitigation Measure TRA-2 would reduce this impact by reducing the number of employees allowed by right. If a proposed home business is large enough to require a larger number of employees, then that number can be considered under a discretionary conditional use permit, as provided in proposed Section 17.40.170G. This would allow a traffic study to be undertaken and, if impacts could not be mitigated, an EIR prepared.

The following mitigation measures would reduce this impact to a less-than-significant level over the longer-term. The short-term impacts before improvements are installed would remain significant and unavoidable.

Mitigation Measure TRA-1: Extend timeframe of General Plan Transportation and Circulation Element Policy TC-Xa

The Board of Supervisors shall review and consider an extension to Policy TC-Xa of the Transportation and Circulation Element of the General Plan prior to its expiration on December 31, 2018. The intent of this measure is to ensure that the current mitigation policies of TC-Xa are applied to future discretionary development within the TGPA/ZOU areas should the Board of Supervisors conclude the measures are still appropriate for development in El Dorado County.

The first line of Policy TC-Xa will be amended as follows.

Policy TC-Xa. The following policies shall remain in effect until December 31, 2018. These policies will be automatically extended indefinitely beyond that date unless subsequently repealed or amended by majority vote of El Dorado County's electorate.

Mitigation Measure TRA-2: Reduce the Proposed Number of Employees Allowed by Right at Home Occupations

Table 17.40.160.2 shall be amended prior to adoption as follows: