

Attachment 6 - Central El Dorado Hill Specific Plan

Determination of Consistency with El Dorado County General Plan Policies

Policy Number	Policy	Project Consistency
LAND USE ELEMENT		
Goal 2.1: Land Use. Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.		
Objective 2.1.1: Community Regions		
2.1.1.1	The Communities within the County are identified as: El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings.	Consistent. The project site is in the El Dorado Hills Community Region.
2.1.1.2	Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.	Consistent. The project site is in the El Dorado Hills Community Region.
2.1.1.3	Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed use projects, the maximum residential density shall be 20 dwelling units per acre within Community Regions. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.	Consistent. The project includes residential uses at a range of density range from 1 to 18.3 dwelling units per acre average as well as commercial/civic designated land uses. Water, wastewater and roadway infrastructure exist adjacent to the project site that would support the project's build out.
2.1.1.7	Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.	Consistent. The proposed project includes a Specific Plan with a plan for provision of infrastructure and public services and requires preparation of a fire safe plan.
Objective 2.2.3: Planned Developments		
2.2.3.1	The Planned Development (-PD) Combining Zone District, to be implemented through the zoning	Consistent. With the adoption of the

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	<p>ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that (1) provide a public or common benefit on- or off-site, (2) cluster intensive land uses or lots to conform to the natural topography, (3) minimize impacts on various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns, (6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.</p> <p>Except as otherwise provided herein, residential Planned Developments shall include open space lands comprising at least 30 percent of the total site which may be owned in common, by easement or fee title, by the homeowners or may be dedicated to a public agency. The following are exempt from the open space requirement:</p> <ul style="list-style-type: none"> A. Condominium conversions, B. Residential Planned Developments consisting of five or fewer lots or dwelling units, C. Infill projects within Community Regions and Rural Centers on existing sites 3 acres or less are exempt from the open space requirement, D. Multi-Family Residential developments, and E. Commercial/Mixed Use Developments. <p>The common open space requirement may be reduced to 15% in High Density Residential (HDR) Planned Developments where the open space is improved for recreational purposes, or as landscaped buffers or green belts, and an additional 15% of the total site is devoted to open space areas reserved for the exclusive use of individual residents such as private yards.</p> <p>The commonly owned open space can be improved for recreational purposes such as parks, recreational facilities, ball fields, golf courses, or picnic areas, or may be retained in a natural condition. Both improved and natural open space may be incorporated into a single Residential Planned Development. Commonly owned open space shall not include space occupied by infrastructure (e.g., roads, sewer and water treatment plants) except when multi-use trails are included within such space.</p>	<p>Specific Plan, the proposed project would establish a PD Combining Zone District and would comply with the open space requirements.</p>
2.2.3.2	<p>The calculation of development density for purposes of Planned Developments shall be based on the maximum density permitted by the underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands.</p>	<p>Consistent. The project does not calculate density associated with water features.</p>
2.2.3.3	<p>Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise</p>	<p>Consistent. Project density and intensity can be supported by area infrastructure, and factors site constraints associated</p>

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2.2.3.4	<p>conform with Policy 2.2.5.3.</p> <p>To further the Planned Development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, Planned Developments may be allowed on non-contiguous residential parcels provided that:</p> <p>A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and</p> <p>B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.</p>	<p>with slope and oak woodland retention.</p> <p>Consistent. The proposed Specific Plan would limit residential density transfers between planning areas.</p>
Objective 2.2.5: General Policy Section		
2.2.5.3	<p>The County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands; 2. Availability and capacity of public treated water system; 3. Availability and capacity of public waste water treatment system; 4. Distance to and capacity of the serving elementary and high school; 5. Response time from nearest fire station handling structure fires; 6. Distance to nearest Community Region or Rural Center; 7. Erosion hazard; 8. Septic and leach field capability; 9. Groundwater capability to support wells; 10. Critical flora and fauna habitat areas; 11. Important timber production areas; 12. Important agricultural areas; 13. Important mineral resource areas; 14. Capacity of the transportation system serving the area; 15. Existing land use pattern; 16. Proximity to perennial water course; 	<p>Consistent. As evaluated in the CEDHSP Final EIR:</p> <ul style="list-style-type: none"> • There is adequate water supply and plans for necessary infrastructure improvements to serve the project. • There is adequate existing and planned wastewater conveyance and treatment to serve the project. • Public schools are anticipated to be able to accommodate project students and would receive funding for new or improved school facilities through payment of fees and participation in Community Facilities District (CFD) No. 1 or a new CFD for the funding of schools. • The project is adjacent to an existing fire station. • The project site is located in the El Dorado Hills Community Region.

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17. Important historical/archeological sites; and 18. Seismic hazards and present of active faults. 19. Consistency with existing Conditions, Covenants, and Restrictions.	<ul style="list-style-type: none"> • The project would be subject to County soil erosion control and Mitigation Measure GEO-4 that addresses geologic stability. • The project would obtain water and wastewater service from EID and would not use wells or septic systems. • The project implements oak woodland requirements of the General Plan and County Code and would be subject to Final EIR mitigation measures BIO-1a through BIO-17b that protect important biological resources. • The project site contains no agricultural lands, mineral resource areas, or timber production areas. • The project would be subject to mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A that address the roadway capacity of the area. The project also includes bicycle and trail facilities. • Proposed land uses are similar to surrounding developed land uses. Open space areas are proposed as a part of the Serrano Westside Planning Area to the east between the project residential uses and the existing land uses to the east of the project site. • The project would designate 	

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2.2.5.21	Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.	<p>on-site water features as open space.</p> <ul style="list-style-type: none"> The project would be subject to mitigation measures CUL-1a through CUL-4 that would protect on-site historic and archaeological resources.
<p>Goal 2.3: Natural Landscape Features. Maintain the characteristic natural landscape features unique to each area of the County.</p>		
<p>Objective 2.3.2: Hillsides and Ridgelines</p>		
2.3.2.1	Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.	Consistent. The proposed Specific Plan does not allow development on slopes greater than thirty (30) percent
<p>Goal 2.8: Lighting. Elimination of high intensity lighting and glare consistent with prudent safety practices.</p>		
<p>Objective 2.8.1: Lighting Standards</p>		
2.8.1.1	Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.	Consistent. The proposed Specific Plan Design Guidelines limit excess nighttime light and glare from parking areas, signage, and buildings. Specific Plan policies 8.20 and 8.21.

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TRANSPORTATION & CIRCULATION ELEMENT		
Roads and Highways		
Goal TC-1: To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.		
TC-1s	Notwithstanding Policy TC-1r, the County shall only add new local roads into the existing County-maintained road system if maintenance for these local roads will be provided for through a County Service Area Zone of Benefit or other similar means acceptable to the Board of Supervisors.	The proposed project includes a Specific Plan with a plan for provision of and funding for infrastructure and public services. New public roads would consist of the extension of Park Drive.
Levels of Service and Concurrency		
Goal TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.		
TC-Xa	<p>Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely, unless amended by voters:</p> <ol style="list-style-type: none"> 1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. 2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voters' approval. 3. <i>intentionally blank</i> 4. <i>intentionally blank</i> 5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district. 6. <i>intentionally blank</i> 7. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs. 	Consistent. Mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A would require required roadway improvements to be in place prior to deficient LOS operations consistent with Policy TC-Xf.
TC-Xd	Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and	Consistent. Mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A would

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	<p>Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.</p>	<p>require required roadway improvements to be in place prior to deficient LOS operations and maintain consistency with LOS standards.</p>
TC-Xe	<p>For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:</p> <ul style="list-style-type: none"> A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or B. The addition of 100 or more daily trips, or C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour. 	<p>Consistent. Mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A would require required roadway improvements to be in place prior to deficient LOS operations or worsening of operations by the project.</p>
TC-Xf	<p>At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.</p> <p>For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.</p>	<p>Consistent. Mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A would require required roadway improvements to be in place prior to deficient LOS operations or worsening of operations by the project.</p>
TC-Xg	<p>Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.</p>	<p>Consistent. Mitigation measures TRA-1a, TRA-1b, TRA-1e, and CUM-A would require required roadway improvements to be in place prior to deficient LOS operations or worsening of operations by the project.</p>

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Transportation Systems Management		
Goal TC-3: To reduce travel demand on the County’s road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.		
TC-3c	The County shall encourage new development within Community Regions and Rural Centers to provide appropriate on-site facilities that encourage employees to use alternative transportation modes. The type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location.	Consistent. Specific Plan policies 4.1, 4.4, 4.5, and 4.6 which accommodate and encourage bicycle use. In addition, Policy 4.7 has been modified to ensure provision of park and ride facilities.
Non-Motorized Transportation		
Goal TC-4: To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.		
TC-4i	Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.	Consistent. The proposed Specific Plan includes a comprehensive bikeway and trail system connecting the different land uses within the project site and in El Dorado Hills. See Specific Plan policies 4.3, 4.4, 4.5, and 4.6.
Goal TC-5: To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.		
TC-5a	Sidewalks and curbs shall be required throughout residential subdivisions, including land divisions created through the parcel map process, where any residential lot or parcel size is 10,000 square feet or less.	Consistent. The proposed Specific Plan residential roadway sections include sidewalks and curbs.
TC-5c	Roads adjacent to schools or parks shall have curbs and sidewalks.	Consistent. The proposed Specific Plan roadway sections adjacent to parks would include sidewalks and curbs.
HOUSING ELEMENT		
General Housing Policies		
Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.		
HO-1.1	When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the	Consistent. The proposed Specific Plan includes high density residential development opportunities helps to

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HO-1.5	consideration of achieving and maintaining the County’s regional housing allocation. The County shall direct higher density residential development to Community Regions and Rural Centers.	meet County RHNA goals. Consistent. The proposed Specific Plan includes higher density residential development and the project site is located in the El Dorado Hills Community Region.
HO-1.24	The County shall encourage Second Dwelling Units to provide housing that is affordable to very low-, low- and moderate-income households.	Consistent. Second dwelling units are allowed in the proposed Specific Plan Policy 3.7.
Goal HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.		
HO-4.1	The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.	Consistent. The project includes residential density ranges that can support the development of senior housing.
Goal HO-5: To increase the efficiency of energy and water use in new and existing homes.		
HO-5.1	The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.	Consistent. Specific Plan includes policies related to energy efficiency (Specific Plan policies 8.11, 8.14, 8.15, 8.16, 8.19, 8.22, and 8.23).
PUBLIC SERVICES & UTILITIES ELEMENT		
Goal 5.1: Provision of Public Services. Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.		
Objective 5.1.2: Concurrency		
5.1.2.1	Prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.	Consistent. Final EIR Impacts PSU-1, PSU-2, PSU-3, PSU-3, PSU-4, and PSU-5 presents information supporting the type of finding required by this policy, including the project’s proximity to existing sheriff and fire facilities in El Dorado Hills. As identified in Final EIR

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5.1.2.2	Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.	<p>Impact PSU-1, the Sherriff’s Department had an eight-minute response to 40 percent of the population, which does not currently meet standards in Table 5-1. The Final EIR identifies that no additional facilities are required to provide law enforcement services associated with the project. The Development Agreement would require that the project provide adequate funding for County services and avoid negative fiscal impacts to the County that could impact services.</p> <p>Consistent. Final EIR Impacts PSU-1, PSU-2, PSU-3, PSU-3, PSU-4, and PSU-5 presents information supporting the type of finding required by this policy, including the project’s proximity to existing sheriff and fire facilities in El Dorado Hills. As identified in Final EIR Impact PSU-1, the Sherriff’s Department had an eight-minute response to 40 percent of the population, which does not currently meet standards in Table 5-1. The Final EIR identifies that no additional facilities are required to provide law enforcement services associated with the project. The Development Agreement would require that the project provide adequate funding for County services and avoid negative fiscal impacts to the County that could impact services.</p>
Objective 5.1.3: Efficient Development Pattern		
5.1.3.1	Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.	Consistent. The project is located within the El Dorado Hills Community Region.

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<p>Goal 5.2: Water Supply. The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.</p>		
<p>Objective 5.2.1: County-Wide Water Resources Program</p>		
5.2.1.2	<p>An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.</p>	<p>Consistent. A Water Supply Assessment was prepared for the proposed Specific Plan. The conclusion of the Water Supply Assessment was that water would be available as required, as discussed in Draft EIR Section 3.12, <i>Public Services and Utilities</i>, Impact PSU-6.</p>
5.2.1.3	<p>All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.</p>	<p>Consistent. The proposed Specific Plan will be served by the El Dorado Irrigation District. The Specific Plan is consistent with this policy.</p>
5.2.1.4	<p>Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.</p>	<p>Consistent. A Water Supply Assessment was prepared for the proposed Specific Plan. The conclusion of the Water Supply Assessment was that water would be available as required, as discussed in Draft EIR Section 3.12, <i>Public Services and Utilities</i>, Impact PSU-6.</p>
5.2.1.6	<p>Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.</p>	<p>Consistent. The project site is an infill site.</p>
5.2.1.8	<p>The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.</p>	<p>Consistent. A Water Supply Assessment was prepared for the proposed Specific Plan. The conclusion of the Water Supply Assessment was that water would be available as required, as discussed in Draft EIR Section 3.12, <i>Public Services and Utilities</i>, Impact PSU-6.</p>

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5.2.1.9	<p>In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.</p>	<p>Consistent. A Water Supply Assessment was prepared for the proposed Specific Plan. The conclusion of the Water Supply Assessment was that water would be available as required, as discussed in Draft EIR Section 3.12, <i>Public Services and Utilities</i>, Impact PSU-6.</p> <p>As conditioned of recordation of small-lot residential Final Map or issuance of Building Permits for non-residential projects, a Facilities Improvement Letter (FIL) shall be submitted.</p>
5.2.1.11	<p>The County shall direct new development to areas where public water service already exists. In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.</p>	<p>Consistent. The proposed project is proposed to be connected to a public water system maintained by El Dorado Irrigation District.</p>
5.2.1.12	<p>The County shall work with the El Dorado Irrigation District (EID) to support the continued and expanded use of recycled water, including wet-season use and storage, in new subdivisions served by the Deer Creek and El Dorado Hills Wastewater Treatment Plants. To avoid the construction impacts of installing recycled water facilities, the County shall encourage the construction of distribution lines at the same time as other utilities are installed. Facilities to consider are recycled water lines for residential landscaping, parks, schools, and other irrigation needs, and if feasible, wet-irrigation-season storage facilities.</p>	<p>Consistent. The project may use recycled water if made available.</p>

Goal 5.3: Wastewater Collection and Treatment. An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

Objective 5.3.1: Wastewater Capacity

5.3.1.1	<p>High-density and multifamily residential, commercial, and industrial projects may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. In the Rural Centers of Camino/Cedar Grove/Pollock Pines, the long term development of public sewer service shall be encouraged.</p>	<p>Consistent. The project is proposed to be served by a public wastewater system maintained by El Dorado Irrigation District.</p>
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5.3.1.7	In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.	Consistent. The project is proposed to be served by a public wastewater system maintained by El Dorado Irrigation District.
Goal 5.4: Storm Drainage. Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.		
Objective 5.4.1: Drainage and Flood Management Program		
5.4.1.1	Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.	Consistent. No increased flooding or water quality impacts to waterways would occur. Specific Plan includes policies related to water quality and storm drainage systems (Specific Plan policies 5.2, 5.3, 5.5, 7.5, 7.6, 8.48(V). The <i>Central El Dorado Hills Specific Plan Drainage Analysis</i> was prepared for the project (Watermark Engineering 2014).
5.4.1.2	Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.	Consistent. Specific Plan protects the corridor of the onsite creek feature in Serrano Westside Planning Area. The Specific Plan includes protection policies related to drainage and erosion (Specific Plan policies 5.2, 5.5, 8.48(V). The <i>Central El Dorado Hills Specific Plan Drainage Analysis</i> was prepared for the project (Watermark Engineering 2014).
Goal 5.5: Solid Waste. A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.		
Objective 5.5.2: Recycling, Transformation, and Disposal Facilities		
5.5.2.1	Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.	Consistent. As described in detail in Final EIR Impact PSU-8, solid waste services capacity exists to serve the proposed project.

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<p>Goal 5.6: Gas, Electric, and Other Utility Services. Sufficient utility service availability consistent with the needs of a growing community.</p>		
<p>Objective 5.6.1: Provide Utility Services</p>		
5.6.1.1	<p>Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.</p>	<p>Consistent. The proposed Specific Plan requires that all utility distribution lines be located underground.</p>
5.6.1.2	<p>Reserve adequate rights-of-way to facilitate expansion of services in a timely manner.</p>	<p>Consistent. Irrevocable offers of dedication of right-of-way will offered to the County after the proposed Specific Plan is approved.</p>
<p>Objective 5.6.2: Encourage Energy-Efficient Development</p>		
5.6.2.1	<p>Require energy conserving landscaping plans for all projects requiring design review or other discretionary approval.</p>	<p>Consistent. To save energy and water, the proposed Specific Plan (Section 8, Sustainability) requires the use of drought tolerant landscaping.</p>
5.6.2.2	<p>All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.</p>	<p>Consistent. The proposed Specific Plan encourages passive natural summer cooling and winter solar access, or both, when feasible (Section 8, Sustainability).</p>
<p>Goal 5.7: Emergency Services. Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.</p>		
<p>Objective 5.7.1: Fire Protection (Community Regions)</p>		
5.7.1.1	<p>Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.</p>	<p>Consistent. The Specific Plan addresses this requirement in policy 6.19. The Water Supply Assessment demonstrates adequate water supply for the project.</p>

Policy Number	Policy	Project Consistency
Objective 5.7.3: Law Enforcement		
5.7.3.1	Prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.	Consistent. Final EIR Impacts PSU-1, PSU-2, PSU-3, PSU-3, PSU-4, and PSU-5 presents information supporting the type of finding required by this policy, including the project's proximity to existing sheriff facilities in El Dorado Hills. As identified in Final EIR Impact PSU-1, the Sherriff's Department had an eight-minute response to 40 percent of the population, which does not currently meet standards in Table 5-1. The Final EIR identifies that no additional facilities are required to provide law enforcement services associated with the project. The Development Agreement would require that the project provide adequate funding for County services and avoid negative fiscal impacts to the County that could impact services.
Objective 5.7.4: Medical Emergency Services		
5.7.4.1	Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.	Consistent. The El Dorado Hills Fire Department has reviewed the project and provided recommended changes that have been incorporated into the Specific Plan that address emergency access. Final EIR Impact PSU-1, presents information regarding the adequacy of emergency services.
5.7.4.2	Prior to approval of new development, the Emergency Medical Services Agency shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.	Consistent. The El Dorado Hills Fire Department has reviewed the project and provided recommended changes that have been incorporated into the Specific Plan. Final EIR Impact PSU-1,

Policy Number	Policy	Project Consistency
<p>Goal 5.8: School Services. An adequate, high-quality school system consistent with the needs of current and future residents.</p>		
<p>Objective 5.8.1: School Capacity</p>		
5.8.1.1	<p>School districts affected by a proposed development shall be relied on to evaluate the development’s adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:</p> <ol style="list-style-type: none"> 1. To the extent allowed by State law, the applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or 2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law. 	<p>Consistent. Development would be required to provide funding for school facilities. Impacts to school facilities are discussed in Final EIR Impact PSU-1.</p>
<p>Objective 5.8.3: Child and Other Care and Day Care Programs</p>		
5.8.3.1	<p>Child day care facilities shall be allowed by right in commercial/office projects, in multiple family housing developments, in mixed use developments in specific plans, in employment centers, and near transit facilities.</p>	<p>Consistent. The proposed Specific Plan allows child day care facilities by right.</p>
<p>PUBLIC HEALTH, SAFETY & NOISE ELEMENT</p>		
<p>Goal 6.2: Fire Hazards. Minimize fire hazards and risks in both wildland and developed areas.</p>		
<p>Objective 6.2.2: Limitations to Development</p>		
6.2.2.1	<p>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.</p>	<p>Consistent. The Serrano Westside Planning Area is mapped as High Fire Severity Zone. The proposed Specific Plan Section 9.2.4 (Fire Protection District Approval) requires the development and implementation of a Wildfire Safety Plan. A discussion is provided in Final EIR Impact HAZ-8 that addresses this issue.</p>
6.2.2.2	<p>The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention</p>	<p>Consistent. The Serrano Westside Planning Area is mapped as High Fire Severity Zone. The proposed Specific Plan Section 9.2.4 (Fire Protection District Approval) requires the</p>

Policy Number	Policy	Project Consistency
	Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.	development and implementation of a Wildfire Safety Plan. A discussion is provided in Final EIR Impact HAZ-8 that addresses this issue.
Objective 6.2.3: Adequate Fire Protection		
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 firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards.	Consistent. The project is located adjacent to an existing El Dorado Hills Fire Department station. The El Dorado Hills Fire Department has reviewed the project and provided recommended changes that have been incorporated into the Specific Plan. A discussion is provided in Final EIR Impact HAZ-8 and in Final EIR Impact PSU-1.
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.	Consistent. The El Dorado Hills Fire Department has reviewed the project and provided recommended changes that have been incorporated into the Specific Plan. A discussion is provided in Final EIR Impact HAZ-7. The proposed Specific Plan circulation system provides adequate access for emergency vehicles. Final design and construction standards are subject to approval by affected agencies including El Dorado County Transportation Department and El Dorado Hills Fire Department.
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.	Consistent. The proposed Specific Plan Section 9.2.4 (Fire Protection District Approval) requires the development and implementation of a Wildfire Safety Plan. A discussion is provided in Final EIR Impact HAZ-8. Each discretionary development application, including Tentative Subdivision Map and Planned

Policy Number	Policy	Project Consistency
Objective 6.2.4: Area-wide Fuel Management Program		Development Permit, a Wild Fire Safe Plan shall be submitted.
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.	Consistent. The Serrano Westside Planning Area is mapped as High Fire Severity Zone. The proposed Specific Plan Section 9.2.4 (Fire Protection District Approval) requires the development of a Wildfire Safety Plan. A discussion is provided in Final EIR Impact HAZ-8 that addresses this issue.
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.	Consistent. The Serrano Westside Planning Area is mapped as High Fire Severity Zone. The proposed Specific Plan Section 9.2.4 (Fire Protection District Approval) requires the development of a Wildfire Safety Plan. A discussion is provided in Final EIR Impact HAZ-8 that addresses this issue.
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		
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.	Consistent. The proposed Specific Plan area has been inspected by a California registered geologist to determine if asbestos containing soils are present on the site. Consistency with this policy is addressed in Final EIR Impact AQ-4d and Mitigation Measure AQ-4 and Final EIR Impacts HAZ-2 and HAZ-3.
Objective 6.3.2: County-Wide Seismic Hazards		
6.3.2.5	Applications for development of habitable structures shall be reviewed for potential hazards associated	Consistent. The Specific Plan would

Policy Number	Policy	Project Consistency
	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.	restrict development on slopes 30% and greater. No significant seismic hazards are present on the site. A discussion is provided in Final EIR Impact GEO-1.
Goal 6.4: Flood Hazards. Protect the residents of El Dorado County from flood hazards.		
Objective 6.4.1: Development Regulations		
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.	Consistent. A preliminary hydrologic and hydraulic study was prepared for the project (Watermark Engineering 2014). This identifies flooding conditions on-site and Specific Plan does not result in any new flooding.
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.	Consistent. No structures in the proposed Specific Plan are proposed for areas within the 100-year flood plain..
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.	Consistent. The proposed Specific Plan does not propose development within the 100-year flood plain.
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.	Consistent. The proposed Specific Plan does not propose development within the 100-year flood plain or a dam inundation area.
Objective 6.4.2: Dam Failure Inundation		
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.	Consistent. The proposed Specific Plan is not located in a dam failure inundation zone.

Policy Number	Policy	Project Consistency
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		
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impacts NOI-1b and NOI-1c identify that consistency with this policy can be attained with implementation of mitigation measures NOI-1b, and NOI-1c.
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impacts NOI-1b and NOI-1c identify that consistency with this policy can be attained with implementation of mitigation measures NOI-1b, and NOI-1c.
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Draft EIR Final EIR Impacts NOI-1b and NOI-1c identify that consistency with this policy can be attained with implementation of mitigation measures NOI-1b, and NOI-1c. Visual effects of noise barriers are discussed in Final EIR Impact AES-4 and Mitigation Measure AES-4.
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.	Consistent. Consistency with this policy is addressed in Final EIR Impact NOI-3. No residential uses are proposed along US 50 and mitigation is not required.

Policy Number	Policy	Project Consistency
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impacts NOI-1b and NOI-1c identify that consistency with this policy can be attained with implementation of mitigation measures NOI-1b and NOI-1c.
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impact NOI-1c identify that consistency with this policy can be attained with implementation of Mitigation Measure NOI-1c.
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impact NOI-1b identify that consistency with this policy can be attained with implementation of Mitigation Measure NOI-1b.
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.	Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impact NOI-1b identify that consistency with this policy can be attained with implementation of Mitigation Measure NOI-1b.
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.	Consistent. Final EIR Mitigation Measure NOI-1a addresses a noise control plan and hours of construction.

Policy Number	Policy	Project Consistency
6.5.1.12	<p>When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.</p> <p>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;</p> <p>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</p> <p>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.</p>	<p>Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impacts NOI-1b and NOI-1c identify that consistency with this policy can be attained with implementation of mitigation measures NOI-1b and NOI-1c.</p>
6.5.1.13	<p>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:</p> <p>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</p> <p>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.</p>	<p>Consistent. Consistency with this policy is addressed in the acoustical analysis provided in Final EIR Impact NOI-1b identify that consistency with this policy can be attained with implementation of Mitigation Measure NOI-1b.</p>

Policy Number	Policy	Project Consistency
<p>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.</p>		
<p>Objective 6.6.1: Regulation of Hazardous Materials</p>		
6.6.1.2	<p>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.</p>	<p>Consistent. An analysis of hazards is provided in Final EIR Impact HAZ-1. No on-site contamination issues have been identified.</p>
<p>Goal 6.7: Air Quality Maintenance.</p>		
<p>A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.</p>		
<p>B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.</p>		
<p>Objective 6.7.1: El Dorado County Clean Air Plan</p>		
6.7.1.1	<p>Improve air quality through land use planning decisions.</p>	<p>Consistent. While the Final EIR identified significant and unavoidable air quality impacts (Impacts AQ-1 and AQ-1 CUM, AQ-2 and AQ-2 CUM, AQ-3 and AQ-3 CUM), the Specific Plan includes policies 8.3, 8.4, and 8.5 encourage the use of alternative fuel vehicles by providing parking and encouraging charging stations. In addition, the project is infill that would promote pedestrian and bicycle use that would provide opportunities to improve air quality as compared to development outside of the El Dorado Hills Community Region.</p>
<p>Objective 6.7.2: Vehicular Emissions</p>		
6.7.2.5	<p>Upon reviewing projects, the County shall support and encourage the use of, and facilities for,</p>	<p>Consistent. Specific Plan policies 8.3, 8.4,</p>

Policy Number	Policy	Project Consistency
	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.	and 8.5 encourage the use of alternative fuel vehicles by providing parking and encouraging charging stations. Final EIR Mitigation Measure AQ-2b: Utilize clean diesel-powered equipment during construction to control construction-related NOX emissions.
Objective 6.7.3: Transit Service		
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.	Consistent. The proposed Specific Plan is an infill project that is mixed use, provides pedestrian and transit facilities and is located in close proximity to existing commercial land uses offsite.
Objective 6.7.4: Project Design and Mixed Uses		
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.	Consistent. The proposed Specific Plan includes residential uses located in close proximity to existing commercial land uses offsite.
6.7.4.2	Promote the development of new residential uses within walking or bicycling distance to the County’s larger employment centers.	Consistent. The proposed Specific Plan includes residential uses located in close proximity to existing commercial and office land uses offsite (El Dorado Hills Business Park) and provides bicycle and pedestrian routes.
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.).	Consistent. Bike paths are proposed in the Specific Plan to be provided and connect to adjacent development.
Objective 6.7.6: Air Pollution-Sensitive Land Uses		
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.	Consistent. A discussion is provided in Final EIR Impact AQ-4a, 4b, and 4c, which concluded that impacts to sensitive receptors is less than

Policy Number	Policy	Project Consistency
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.	significant. Consistent. A discussion is provided in Final EIR Impact AQ-4a, 4b, and 4c, which concluded that impacts to sensitive receptors is less than significant.
Objective 6.7.7: Construction Related, Short-Term Emissions		
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) <i>Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act</i> , 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.	Consistent. A detailed air quality analysis consistent with AQMD guidelines is provided in Final EIR Impact AQ-1 and AQ-2.

CONSERVATION & OPEN SPACE ELEMENT

Goal 7.1: Soil Conservation. Conserve and protect the County’s soil resources.

Objective 7.1.1: Soils

7.1.1.1	Conserve and maintain important agricultural soils for existing and potential agricultural and forest uses by limiting non-agricultural/non-forestry development on those soils.	Consistent. The proposed Specific Plan contains no important agricultural soils (Final EIR Impact LU-4 and LU-5).
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Objective 7.1.2: Erosion/Sedimentation

7.1.2.1	Development or disturbance of slopes over 30% shall be restricted. Standards for implementation of this policy, including but not limited to exceptions for access, reasonable use of the parcel, and agricultural uses shall be incorporated into the Zoning Ordinance.	Consistent. The proposed Specific Plan restricts development on slopes of 30 percent (30%) or greater.
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Policy Number	Policy	Project Consistency
7.1.2.2	Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance.	Consistent. Development of the proposed Specific Plan will include the preparation of a Stormwater Pollution Prevention Plan. Specific Plan policy 5.5 addresses BMPs that will prevent impacts associated with grading and earthwork.
Goal 7.3: Water Quality and Quantity. Conserve, enhance, and manage water resources and protect their quality from degradation.		
Objective 7.3.2: Water Quality		
7.3.2.1	Stream and lake embankments shall be protected from erosion, and streams and lakes shall be protected from excessive turbidity.	Consistent. A creek is located in the Westside Planning Area. Final EIR Impacts WQ-3 and WQ-6 address impacts to the creek and water quality.
7.3.2.2	Projects requiring a grading permit shall have an erosion control program approved, where necessary.	Consistent. A Stormwater Pollution Prevention Plan will be prepared for the proposed Specific Plan (See Policy 5.5).
7.3.2.3	Where practical and when warranted by the size of the project, parking lot storm drainage shall include facilities to separate oils and salts from storm water in accordance with the recommendations of the Storm Water Quality Task Force’s California Storm Water Best Management Practices Handbooks (1993).	Consistent. The proposed Specific Plan Stormwater Master Plan complies with all state and federal mandates regarding water quality. See Specific Plan policies 5.5 and 8.48(V).
Objective 7.3.3: Wetlands		
7.3.3.1	For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual.	Consistent. All wetlands within the Specific Plan area have been delineated using the procedures outlined in the U.S. Army Corps of Engineers manual. More information is available in Final EIR Impact BIO-3 and mitigation measures BIO-1a, BIO-1b, BIO-1c, BIO-3a, and BIO-3b.
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	Consistent. Section 130.30.30.G of the Zoning Ordinance now includes these

Policy Number	Policy	Project Consistency
7.3.3.5	<p>conservation easements or natural resource protection areas.</p> <p>Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize “best management practices (BMPs)” as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.</p> <p>Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue.</p> <p>For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.</p> <p>Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.</p>	<p>setbacks. Several of the on-site seasonal wetlands, perennial streams, and delineated wetlands are proposed to be included in the open space preserves or public trail corridor as a part of the Specific Plan, including policies 3.9 and 5.7, which place wetlands in open space to the greatest extent feasible. The land uses in the Specific Plan maintain the Carson Creek tributary in open space. Also discussed Final EIR Impacts BIO-3 and BIO-4. Development would be subject to the Zoning Ordinance setback standards in addition to the mitigation measures for the anticipated loss of wetland resources.</p> <p>Consistent. Several of the on-site seasonal wetlands, perennial streams, and delineated wetlands are proposed to be included in the open space preserves or public trail corridor as a part of the Specific Plan, including policies 3.9 and 5.7, which place wetlands in open space to the greatest extent feasible. The land uses in the Specific Plan maintain the Carson Creek tributary in open space. Also discussed Final EIR Impacts BIO-3 and BIO-4. Development would be subject to the Zoning Ordinance setback standards in addition to the mitigation measures for the anticipated loss of wetland resources.</p>

Policy Number	Policy	Project Consistency
Objective 7.3.4: Drainage		
7.3.4.1	Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.	Consistent. Several of the on-site seasonal wetlands, perennial streams, and delineated wetlands are proposed to be included in the open space preserves or public trail corridor as a part of the Specific Plan, including policies 3.9 and 5.7, which place wetlands in open space to the greatest extent feasible. The land uses in the Specific Plan maintain the Carson Creek tributary in open space. Also discussed Final EIR Impacts BIO-3 and BIO-4. Development would be subject to the Zoning Ordinance setback standards in addition to the mitigation measures for the anticipated loss of wetland resources.
7.3.4.2	Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.	Consistent. Several of the on-site seasonal wetlands, perennial streams, and delineated wetlands are proposed to be included in the open space preserves or public trail corridor as a part of the Specific Plan, including policies 3.9 and 5.7, which place wetlands in open space to the greatest extent feasible. The land uses in the Specific Plan maintain the Carson Creek tributary in open space and does not propose changes to creek bed and flows. Also discussed Final EIR Impacts BIO-3 and BIO-4.

Policy Number	Policy	Project Consistency
Objective 7.3.5: Water Conservation		
7.3.5.1	Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.	Consistent. The proposed Specific Plan requires the use of drought tolerant plant species where feasible (Policy 8.45 [V]).
7.3.5.4	Require efficient water conveyance systems in new construction. Establish a program of ongoing conversion of open ditch systems shall be considered for conversion to closed conduits, reclaimed water supplies, or both, as circumstances permit.	Consistent. The proposed Specific Plan proposes the use of both potable and recycled water systems (Policies 7.1, 7.2, and 7.3).
7.3.5.5	Encourage water reuse programs to conserve raw or potable water supplies consistent with State Law.	Consistent. The proposed Specific Plan includes the potential use of recycled water for parks and landscaped corridors (Policy 8.40[V]).
Goal 7.4: Wildlife and Vegetation Resources. Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.		

Objective 7.4.2: Identify and Protect Resources

7.4.2.2	The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards.	Consistent. The proposed Specific Plan Open Space Plan provides wildlife habitat corridors and has been designed to minimize disturbance and fragmentation of important habitats.
7.4.2.3	Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.	Consistent. Impacts and mitigation for impacts on riparian areas and creeks within the trail system are discussed in Final EIR Impacts BIO-2 and BIO-4 and in Final EIR Impact WQ-3.
7.4.2.4	Protect and preserve wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do	Consistent. The proposed Specific Plan Open Space Plan provides protection of

Policy Number	Policy	Project Consistency
	not require grading or vegetation removal.	wildlife habitat corridors.
Objective 7.4.4: Forest, Oak Woodland, and Tree Resources		
7.4.4.3	Encourage the clustering of development to retain the largest contiguous areas of forest and oak woodlands possible.	Consistent. The proposed Specific Plan provides open space areas for the retention of oak woodlands.
7.4.4.4	For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County’s biological resources mitigation program, identified in Policy 7.4.2.8.	Consistent. The open space designated areas would retain approximately 124 acres of the CEDHSP’s approximately 153 acres oak woodland canopy (approximately 81 percent retention). The County adopted the Oak Resources Management Plan (ORMP) as provided under General Plan Implementation Measure Policy 7.4.4.4 and codified under Chapter 130.39 (Oak Resources Conservation). The ORMP consists of oak woodland mitigation ratios based on the loss of on-site oak woodlands and mitigation for loss certain sized individual native oak trees (“heritage trees”). Consistent with the ORMP, oak woodland impacts outside of the 81 percent retention would be mitigated at a 1:1 ratio through a combination of on-site re-planting (50 percent of mitigation) and payment of the in-lieu fee payment to the County (50 percent of mitigation).
Goal 7.5: Cultural Resources. Ensure the preservation of the County’s important cultural resources.		
Objective 7.5.1: Protection of Cultural Heritage		

Policy Number	Policy	Project Consistency
7.5.1.3	Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California, Berkeley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.	Consistent. Cultural resource studies have been prepared for the proposed Specific Plan. Cultural resources studies are summarized in Final EIR Impact CUL-1 and addressed in mitigation measures CUL-1a, CUL-1b, CUL-1c and CUL-1d.

Goal 7.6: Open Space Conservation. Conserve open space land for the continuation of the County’s rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

Objective 7.6.1: Importance of Open Space

7.6.1.4	The creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.	Consistent. The proposed Specific Plan requires the preparation of a Wildfire Safe Plan (Policy 5.3.2) that would address the open space areas. The proposed Specific Plan is consistent with this policy.
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PARKS & RECREATION ELEMENT

Goal 9.1: Parks and Recreation Facilities. Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Objective 9.1.1: Park Acquisition and Development

9.1.1.1	The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following national standards shall be used as guidelines for the acquisition and development of park facilities:	Consistent The proposed Specific Plan provides a 15-acre Community Park as well as 1-acre neighborhood park site and the potential for an 11-acre park site at the limited commercial/civic designated site.
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Guidelines For Acquisition and Development of Park Facilities	
Park Types	Developed
Regional Parks	1.5 ac/1,000 population
Community Parks	1.5 ac/1,000 population
Neighborhood Parks	2.0 ac/1,000 population

Policy Number	Policy	Project Consistency								
<table border="1"> <tr> <td colspan="2" data-bbox="531 305 1335 332">Specific Standards (Neighborhood and Community Parks)</td> </tr> <tr> <td data-bbox="531 337 1035 365">Cameron Park Community Services District</td> <td data-bbox="1056 337 1335 365">5.0 ac/1,000 population</td> </tr> <tr> <td data-bbox="531 370 1035 397">El Dorado Hills Community Services District</td> <td data-bbox="1056 370 1335 397">5.0 ac/1,000 population</td> </tr> <tr> <td data-bbox="531 402 1035 430">Planned Communities</td> <td data-bbox="1056 402 1335 430">5.0 ac/1,000 population</td> </tr> </table>		Specific Standards (Neighborhood and Community Parks)		Cameron Park Community Services District	5.0 ac/1,000 population	El Dorado Hills Community Services District	5.0 ac/1,000 population	Planned Communities	5.0 ac/1,000 population	
Specific Standards (Neighborhood and Community Parks)										
Cameron Park Community Services District	5.0 ac/1,000 population									
El Dorado Hills Community Services District	5.0 ac/1,000 population									
Planned Communities	5.0 ac/1,000 population									
	The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.									
9.1.1.2	Neighborhood parks shall be primarily focused on serving walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic facilities.	Consistent. The Specific Plan provides for a community park and a neighborhood park within the project area, which meet General Plan criteria, adjacent to residential development.								
9.1.1.3	Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center.	Consistent. The Specific Plan includes a community park of approximately 15 acres that includes active and passive recreational facilities.								
9.1.1.5	Parkland dedicated under the Quimby Act must be suitable for active recreation uses and: A. Shall have a maximum average slope of 10 percent; B. Shall have sufficient access for a community or neighborhood park; and C. Shall not contain significant constraints that would render the site unsuitable for development.	Consistent. The proposed Specific Plan park sites meets the criteria outlined in Policy 9.1.1.5.								
Objective 9.1.2: County Trails										
9.1.2.4	Evaluate every discretionary application as well as public facilities planning with regard to their ability to implement the <i>Hiking and Equestrian Trails Master Plan</i> and the <i>Bikeway Master Plan</i> .	Consistent. Bike and pedestrian paths are proposed in the Specific Plan to be provided. More discussion of this issue is provided in Draft EIR Section 3.14, <i>Traffic and Circulation</i> (Impacts TRA-1 and TRA-6) and in the Bikeway and Trail Network in Section 4.7, Chapter 4 of the Specific Plan.								
9.1.2.8	Integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.	Consistent. The proposed Specific Plan provides an extensive trail system including Class I and II bikeways and paved and unpaved trails. A Class I								

Policy Number	Policy	Project Consistency
Objective 9.1.3: Incorporation of Parks and Trails		bikeway will connect to the existing bikeway to provide continuity. More discussion of this issue is provided in Final EIR Impacts TRA-1 and TRA-6.
9.1.3.1	Linear parks and trails may be incorporated along rivers, creeks, and streams wherever possible.	Consistent. The proposed Specific Plan provides a trail system along the riparian corridor adjacent to the Serrano Westside planning area.
Goal 9.2: Funding. Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.		
Objective 9.2.2: Quimby Act		
9.2.2.2	New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.	Consistent. The proposed Specific Plan and its Public Facilities Financing Plan identifies funding mechanism options.
Objective 9.2.3: Grants, Fees and Contributions		
9.2.3.5	The County will encourage private sector development, operation, and maintenance of recreation facilities.	Consistent. The proposed project includes development, operation, and maintenance of the neighborhood park site.

ECONOMIC DEVELOPMENT ELEMENT

Goal 10.2: Public and Civic Facilities Investment. Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County’s custom, culture, and economic stability.		
Objective 10.2.1: Public and Civic Facilities Investment		
10.2.1.4	Require new discretionary development to pay its fair share of the costs of all civic and public and community facilities it utilizes based upon the demand for these facilities which can be attributed to new development.	Consistent. The Specific Plan will include a Public Facilities Financing Plan that will require development under the Specific Plan will pay fair share for

Policy Number	Policy	Project Consistency
10.2.1.5	<p>A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents may be required with the following development applications:</p> <p>A. Specific plans; and</p> <p>B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:</p> <ol style="list-style-type: none"> 1. Residential.....50 units 2. Commercial.....20 acres or 100,000 square feet 3. Industrial.....20 acres or 250,000 square feet 	<p>infrastructure and facilities.</p> <p>Consistent. The Specific Plan will include a Public Facilities Financing Plan that will require development under the Specific Plan will pay fair share for infrastructure and facilities as well as a commitment in the draft Development Agreement that to a community facilities district or other mutually acceptable financing mechanism to generate annual revenues to the County sufficient to eliminate the identified negative fiscal impact to both the County General Fund and the County Road Fund.</p>
10.2.1.6	<p>Provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.</p>	<p>Consistent. The County has been in contact with and will coordinate with infrastructure providers (such as EID) to maximize use of existing capacity of facilities. Off-site infrastructure needs are addressed throughout the Final EIR.</p>
<p>Objective 10.2.2: Equitable Financing Methods for Public Improvements</p>		
10.2.2.2	<p>Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development.</p> <p>Program 10.2.2.2.1:</p> <p>When a project directly or indirectly impacts existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Cost to be borne by the project proponent shall be determined on the basis of the above described nexus and other pre-existing legally binding agreements such as development agreements.</p>	<p>Consistent. The Specific Plan includes a Public Facilities Financing Plan with a plan for provision of and funding for infrastructure and public services.</p>