



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

NOTICE OF AVAILABILITY  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
GENERAL PLAN BIOLOGICAL RESOURCES POLICY UPDATE  
AND OAK RESOURCES MANAGEMENT PLAN  
(State Clearinghouse No. 20151072031)

Date: June 30, 2016  
To: Interested Agencies and Individuals

*cmf*

The County of El Dorado Community Development Agency, as the Lead Agency, has prepared a Draft Environmental Impact Report ("DEIR") for the General Plan Biological Resources Policy Update and Oak Resources Management Plan ("ORMP") and including an Oak Resources Conservation Ordinance. The DEIR is prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). The standard review period for a Draft EIR submitted to the State Clearinghouse is 45 calendar days (CEQA Guidelines, Section 15105).

**DOCUMENT AVAILABILITY AND REVIEW PERIOD:** The DEIR is available for public and agency review for a 45-day period beginning Thursday, June 30, 2016 and ending at 5:00 p.m. on Monday, August 15, 2016. The purpose of this comment period is to solicit comments from public agencies and interested parties/persons regarding the content of the DEIR and potential environmental impacts that may result from the project implementation, not the positive or negative attributes of the proposed project itself.

**PUBLIC HEARINGS:** The County of El Dorado Planning Commission will hold a public hearing on the DEIR at **8:30 a.m. on Thursday, August 11, 2016** in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667. A subsequent scheduled public hearing at a Board of Supervisors meeting will be conducted upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to Project approval. The Final EIR will include written responses to the comments submitted.

All written public and agency comments for this DEIR must be received **no later than 5:00 p.m. on Monday, August 15, 2016**. Comments submitted via email must either be included in the body text of the email or as an attachment in Microsoft® Word or Adobe® PDF format. Please email, fax, mail or hand-deliver your comments to:

**El Dorado County Community Development Agency, Long Range Planning,  
Attention: Shawna Purvines, 2850 Fairlane Court, Bldg. C, Placerville, CA 95667  
Email: [shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us) Fax: (530) 642-0508**

The DEIR, ORMP and additional information is available online on the project webpage at:  
<http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>



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The DEIR may also be reviewed and/or obtained (for an amount equal to the cost of reproduction) at the Community Development Agency Planning Services Public Counter at 2850 Fairlane Court, Building C, Placerville, CA 95667. The public counter is open Monday, Tuesday, Thursday and Friday from 8:00 a.m. to 4:00 p.m. and on Wednesday from 9:00 a.m. to 4:00 p.m. Copies are also available to review at the County libraries. For library hours, call the library or visit the El Dorado County library website at: [www.eldoradolibrary.org](http://www.eldoradolibrary.org).

**Placerville Main Library**, 345 Fair Lane; 530-621-5540  
**Cameron Park Branch**, 2500 Country Club Drive; 530-621-5500  
**El Dorado Hills Branch**, 7455 Silva Valley Parkway; 916-358-3500  
**Georgetown Branch**, 6680 Orleans Street; 530-333-4724  
**Pollock Pines Branch**, 6210 Pony Express Trail; 530-644-2498  
**South Lake Tahoe Branch**, 1000 Rufus Allen Boulevard; 530-573-3185

### PROJECT INFORMATION

**Project Location:** The proposed General Plan objectives, policies, and implementation measures would be effective throughout the entire County, which encompasses an approximately 1,711 square-mile area in the east-central portion of the State, while the ORMP would be applicable to areas within the County at or below the 4,000-foot elevation.

**Project Description:** Under the proposed project, El Dorado County proposes to adopt specific revisions to biological resource objectives, policies, and implementation measures included in the Conservation and Open Space Element of the County's 2004 General Plan and to adopt an ORMP that revises and updates the 2008 Oak Woodland Management Plan ("OWMP"). Consistent with the Board direction provided in September 2012, revisions to policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 are proposed. Revisions are also proposed to additional objectives and policies within the County's General Plan Conservation and Open Space Element, as listed in Section 3.2 of the DEIR. The proposed General Plan revisions are intended to establish a program for County-wide management of impacts to biological resources and mitigation for those impacts.

#### *General Plan Biological Resources Policy Update*

The County proposes revisions to several of the General Plan Biological Resources objectives, policies, and implementation measures, as listed in Table 3-1 below (and included in the Draft EIR, Chapter 3 – Project Description). As proposed, revised policy 7.4.2.8 would establish a comprehensive Biological Resource Mitigation Program to govern evaluation, impact assessment, and mitigation for biological resources within the county with the objective of conserving:

1. Habitats that support special status species;
2. Aquatic environments including streams, rivers, and lakes;
3. Wetland and riparian habitat;
4. Important habitat for migratory deer herds; and
5. Large expanses of native vegetation.



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As proposed, policy 7.4.2.8 establishes standards for completion of Biological Resource Technical Reports, defines the categories of plant and wildlife species that are considered special-status species, sets minimum ratios for mitigation of impacts to habitats that may support special-status species, and provides criteria for identification of mitigation sites. It is anticipated that under the proposed General Plan Biological Resources policies, development projects within the County that require discretionary approvals would be required to submit to the County a Biological Resource Technical Report that meets the requirements of Policy 7.4.2.8, determine the area of impact to each habitat type supported at the project site, and mitigate impacts through preservation and/or creation to ensure that the current range and distribution of special-status species within the County are maintained. Off-site mitigation sites that are acquired (through conservation easements or in fee title) must meet the criteria in Policy 7.4.2.8.D.

**Table 3-1**  
**Proposed General Plan Revisions**

General Plan Objective/Policy/Implementation Measure	Changes Made
Objective 7.4.1	Revise to focus on Pine Hill rare plant species
Policy 7.4.1.1	Add "where feasible" following reference to County Code Chapter 130.71
Policy 7.4.1.2	Add "Pine Hill rare plant" before "preserve sites" to clarify which preserves are addressed by this policy
Policy 7.4.1.3	Add "Pine Hill rare plant" before "preserve areas" to clarify which preserves are addressed by this policy
Policy 7.4.1.4	Replace "Proposed rare, threatened, or endangered species preserves" with "The Pine Hill Preserves" to clarify which preserves are addressed by this policy
Policy 7.4.1.5	Delete text
Policy 7.4.1.6	Delete text
Policy 7.4.1.7	Moved to Policy 7.4.2.2
Policy 7.4.2.1	Revise language to address coordinating wildlife and vegetation protection programs with appropriate federal and state agencies
Policy 7.4.2.2	Delete policy; replace with prior Policy 7.4.1.7 regarding noxious weeds
Policy 7.4.2.4	Revise text to clarify that active management is not required
Policy 7.4.2.6	Delete policy
Policy 7.4.2.7	Delete policy to remove requirement to maintain the Plant and Wildlife Technical Advisory Committee (PAWTAC), but does not preclude the County from re-convening the PAWTAC when necessary.
Policy 7.4.2.8	Revise to delete the Integrated Natural Resources Management Plan (INRMP) and to include: <ul style="list-style-type: none"> <li>• Requirement for wildlife movement studies for 4-, 6-, and 8-lane roadway projects</li> <li>• Requirement for a biological resources technical report and establishment of mitigation ratios for special-status biological resources</li> <li>• Identification of criteria for conservation lands</li> <li>• Establish a voluntary database of willing sellers</li> <li>• Biological resources mitigation program</li> <li>• Habitat protection strategy</li> </ul>
Policy 7.4.2.9	Revise provisions for lands within the Important Biological Corridor (IBC) overlay to reflect new site-specific requirements



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**Table 3-1**  
**Proposed General Plan Revisions**

General Plan Objective/Policy/ Implementation Measure	Changes Made
Objective 7.4.3	Incorporate objective into Policy 7.4.2.1
Objective 7.4.4	Consolidate Objective 7.4.4 and 7.4.5 to address oak woodlands and trees together
Policy 7.4.4.2	Revise to reflect the conservation portion of the mitigation/conservation approach
Policy 7.4.4.3	Revise to encourage retention of contiguous area of forests and oak woodlands
Policy 7.4.4.4	Revise to refer to oak woodland and oak tree mitigation requirements in the Oak Resources Management Plan (ORMP). The Draft ORMP reflects the following revisions to the requirements previously contained in Policy 7.4.4.4: <ul style="list-style-type: none"> <li>• Use of 'oak woodland' as a measurement</li> <li>• Development of a 2-tiered mitigation approach that incorporates oak woodland mitigation (Policies 7.4.4.4) and oak tree mitigation (including heritage trees (Policy 7.4.5.2). Framework removes necessity for two oak woodland mitigation options (Option A and B) and removes retention standards by incorporating an incentive-based approach for oak woodland impact avoidance.</li> <li>• Replace two oak woodland mitigation options (Option A and B) and retention standards with an incentive-based approach for oak woodland impact avoidance</li> <li>• Identify projects or actions exempt from oak woodland and oak tree mitigation requirements</li> <li>• Add criteria for identifying conservation lands outside of Priority Conservation Areas (PCA)</li> </ul>
Policy 7.4.4.5	Delete policy; draft ORMP provides requirements for mitigation.
Objective 7.4.5	Merge Objective 7.4.5 with Objective 7.4.4 to address oak woodlands and individual oak trees (including Heritage Trees). Remove 'Vegetation' as non-tree vegetation is addressed in Policy 7.4.2.8.
Policy 7.4.5.1	Remove Policy 7.4.5.1 as it is redundant with Policy 7.4.5.2, which has been merged with Policy 7.4.4.4
Policy 7.4.5.2	Merge Policy 7.4.5.2 with Policy 7.4.4.4 to comprehensively address oak woodlands and oak tree resources in a two-tier framework as identified in the ORMP
Measure CO-L	Revise to reflect changes to Policy 7.4.2.8
Measure CO-M	Delete to reflect changes to Policy 7.4.2.8
Measure CO-N	Delete to reflect changes to Policy 7.4.2.9
Measure CO-P	Revise to reflect changes to Policy 7.4.4.4 and the ORMP
Measure CO-U	Delete to reflect changes to Policy 7.4.2.8

### *Oak Resources Management Plan*

The project includes proposed adoption of an Oak Resources Management Plan that updates and revises the OWMP adopted by the Board on May 6, 2008 (El Dorado County 2008). The purpose of the ORMP is to define mitigation requirements for impacts to oak woodlands, individual native oak trees, and Heritage Trees and to outline the County's strategy for oak resource management and conservation. The ORMP is designed to function as the oak resources component of the County's biological resources mitigation program identified in General Plan Policy 7.4.2.8. To this end, the ORMP identifies standards for oak woodland and native oak tree impact determination, mechanisms to mitigate oak woodland and native oak tree impacts, technical report submittal requirements, minimum qualifications for technical report preparation, mitigation monitoring and reporting



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requirements, and projects or actions that are exempt from mitigation requirements. The ORMP also establishes an in-lieu fee payment option for impacts to oak woodlands and individual native oak trees, identifies Priority Conservation Areas (PCAs) where oak woodland conservation efforts may be focused, and outlines minimum standards for identification of oak woodland conservation areas outside the PCAs. Requirements for monitoring and maintenance of conserved oak woodland areas and identification of allowable uses within conserved oak woodland areas are also included in the ORMP. Lastly, the ORMP also provides guidance for voluntary oak woodland and oak tree conservation and management efforts by landowners and land managers.

An Oak Resources Conservation ordinance that incorporates the standards outlined in the ORMP is also anticipated to be developed in conjunction with adoption of the ORMP. The ORMP is designed to serve multiple purposes. It defines the County's conservation strategy for oak resources and provides a framework for mitigating impacts to oak resources. It also complies with Implementation Measure CO-P and constitutes the oak portion of the County's biological resources mitigation program (General Plan Policy 7.4.2.8). Finally, it establishes a plan for voluntary conservation that landowners, the County, and others can use to seek grants and cost-sharing from state and federal programs for oak woodland conservation in El Dorado County.

**Potential Environmental Effects:** The DEIR will evaluate potentially significant environmental effects related to the following environmental issues associated with implementation of the proposed project: Aesthetics; Forestry Resources; Biological Resources; Greenhouse Gas Emission (focused on the loss of carbon sequestration); and Land Use and Planning (including agricultural resources). As evaluated in the Initial Study, it is not anticipated that impacts would occur within the following environmental topic areas, and therefore these specific environmental issues are not evaluated further in the EIR: Air Quality; Cultural Resources; Geology/Soils; Hazards and Hazardous Materials; Hydrology/Water Quality; Mineral Resources; Noise; Population/Housing; Public Services/Utilities; and Transportation. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of comments and the County's responses to comments pertaining to the environmental review and Draft EIR.

COUNTY OF EL DORADO – Community Development Agency, Long Range Planning Division  
DAVID DEFANTI, Assistant Director  
Date: June 30, 2016