

# Appendix L

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Policy and Regulation  
Consistency Analysis

**Project Compliance with Applicable Land Use-Related Plans, Policies, and Regulations that Protect the Environment**

Plan/ Policy/Regulation	Project Consistency
<b>El Dorado County General Plan</b>	
<p><b>Policy 2.3.1.2:</b> The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development Projects.</p>	<p><b>Consistent.</b> As discussed in Section 3.1, “Aesthetics,” Section 3.1.3, “Environmental Impacts and Mitigation Measures,” Substantial perimeter landscaping would be provided along Silva Valley Parkway and Clarksville Crossing to screen parking areas and soften views of structures. Approximately 36 percent of the site would be landscaped, and 56 percent of the parking area would be shaded by trees after 15 years. Loading and utility areas would be screened with landscaping, walls, and fencing to reduce visual clutter.</p>
<p><b>Objective 2.5.1:</b> Provision for the visual and physical separation of communities from new development.</p>	<p><b>Consistent.</b> As discussed in Section 3.1, “Aesthetics,” Section 3.1.3, “Environmental Impacts and Mitigation Measures,” the Costco project is buffered from single-family residential uses by intervening open space areas and distance.</p>
<p><b>Policy 2.5.1.1:</b> Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities.</p> <p>Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.</p>	<p><b>Consistent.</b> As discussed in Section 3.1, “Aesthetics,” Section 3.1.3, “Environmental Impacts and Mitigation Measures,” the Costco project is buffered from single-family residential uses by intervening open space areas and distance. Perimeter landscaping would be provided along Silva Valley Parkway and Clarksville Crossing Road providing addition buffer</p>
<p><b>Objective 2.8.1:</b> Lighting Standards - Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.</p>	<p><b>Consistent.</b> As discussed in Section 3.1, “Aesthetics,” Section 3.1.3, “Environmental Impacts and Mitigation Measures,” the proposed project would add new nighttime lighting, which would increase nighttime illumination on the site where none currently exists. It would also contribute to areawide nighttime lighting because this lighting could spillover on adjacent areas and residences north and west of the site, resulting in adverse nighttime lighting impacts. However, the project is designed to comply with Title 130, Chapter 130.34 (Outdoor Lighting) of County Code, which requires that outdoor lighting be located, shielded, and directed such that no direct light falls outside the property line or into the public right-of-way. Additionally, the project would use non-reflective materials and low-glare finishes, such as ribbed metal panels in muted colors, split-face CMU, and natural concrete, to eliminate glare.</p>
<p><b>Policy 2.8.1.1:</b> 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.</p>	<p><b>Consistent.</b> See response to Objective 2.8.1.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Objective 5.1.2:</b> Concurrency: Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.</p>	<p><b>Consistent.</b> As discussed in Section 3.13, “Public Services and Recreation,” Section 3.13.3, “Environmental Impacts and Mitigation Measures,” the El Dorado Hills Fire Department and ECSO have level of service standards that the project would meet. Additionally, as discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” EID and El Dorado Disposal would both be able to serve the projects water supply, wastewater, and solid waste disposal needs, respectively. El Dorado Local Agency Formation Commission approval of project annexation to EID and El Dorado Hills Fire Department service areas would be required.</p>
<p><b>Policy 5.1.2.1:</b> 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(Draft EIR Table 3.13-1), 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 [Capital Improvements Plan] project is funded and authorized which will increase service capacity.</p>	<p><b>Consistent.</b> As discussed in Section 3.13, “Public Services and Recreation,” Section 3.13.3, “Environmental Impacts and Mitigation Measures,” public service provision for public services not conflict with this Policy. Additionally, as discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” based on the EID 2022 Water Supply and Demand Report and the EID 2020 UWMP, water supply would be adequate to accommodate the project under normal-, dry-, and multiple-dry-year water conditions. Additionally, the constituents in the wastewater flow from the project to the EDHWWTP would be within the plant’s capacity. The solid waste facilities would experience a small increase from the project and would not consume a substantial proportion of the available permitted capacity and would not trigger the need to expand landfill facilities.</p>
<p><b>Policy 5.1.2.2:</b> 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 (Draft EIR Table 3.13-1).</p>	<p><b>Consistent.</b> See response to Policy 5.1.2.1.</p>
<p><b>Policy 5.1.2.3:</b> New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.</p>	<p><b>Consistent.</b> As discussed in Chapter 2, “Project Description,” and Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” the project proposes to onsite improvements into its design to adequately service water supply and wastewater needs of the project.</p>
<p><b>Objective 5.2.1:</b> County-Wide Water Resource Program. Establish a county-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.</p>	<p><b>Consistent.</b> As discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” adequate water supply is available to accommodate the project consistent with this General Plan Objective.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 5.2.1.2:</b> An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.</p>	<p><b>Consistent.</b> As discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” the Costco project would require approximately 20.7 EDUs of water supply and the North Site Remainder Area could require approximately 86.3 EDUs of water supply, depending on the types of commercial uses that are proposed for future development. As of January 2022, there were approximately 16,910 EDUs of water supply available in El Dorado Hills Water Supply Region. EID determined in its 2020 UWMP that its water supply portfolio is capable of meeting water demand in its service area in normal, single dry, and consecutive dry years from 2020 through 2045.</p>
<p><b>Policy 5.2.1.9:</b> 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 <b>(a)</b> 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>(b)</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><b>Consistent.</b> The project is not subject to Water Code Section 10910. However, a detailed analysis of water supply availability consistent with this policy is provided in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures.”</p>
<p><b>Policy 5.2.1.11:</b> 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><b>Consistent.</b> The project would obtain public water service from EID. El Dorado Local Agency Formation Commission approval of project annexation to the EID service area would be required.</p>
<p><b>Objective 5.3.1:</b> Wastewater Capacity. Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high-, and medium-density residential areas, and commercial and industrial areas.</p>	<p><b>Consistent.</b> As discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” the constituents in the wastewater flow from the project to the EDHWWTP would be within the plant’s treatment capacity. The project also includes onsite wastewater improvements to obtain service.</p>
<p><b>Policy 5.3.1.1:</b> 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><b>Consistent.</b> The project would be required to connect to EID’s public wastewater collection facilities that would address the wastewater needs for the project.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 5.3.1.7:</b> 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.</p>	<p><b>Consistent.</b> The project would be required to connect to EID’s public wastewater collection facilities that would address the wastewater needs for the project. El Dorado Local Agency Formation Commission approval of project annexation to the EID service area would be required.</p>
<p><b>Objective 5.4.1:</b> Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.</p>	<p><b>Consistent.</b> As discussed in Section 3.9, “Hydrology and Water Quality,” Section 3.9.1, “Regulatory Setting,” The County’s Drainage Manual requires that a hydrologic and hydraulic analysis be submitted for all proposed drainage facilities. The analysis must include an introduction/background, location map/description, catchment description/delineation, hydrologic analysis, hydraulic and structural analysis, risk assessment/impacts discussion, unusual or special conditions, conclusions, and technical appendices. A drainage report based on the project design and is provided in Appendix H that documents that proposed drainage improvements would address water quality and offset project increases in drainage flows offsite.</p>
<p><b>Policy 5.4.1.1.</b> 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.</p>	<p><b>Consistent.</b> See response to Objective 5.4.1.</p>
<p><b>Policy 5.4.1.2:</b> 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.</p>	<p><b>Consistent.</b> While the project would modify onsite drainage features, it would retain the overall drainage pattern and includes water quality and detention facilities to avoid adverse impacts to downstream drainage conditions of natural waterways.</p>
<p><b>Objective 5.5.2:</b> Recycling, Transformation, and Disposal Facilities. Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.</p>	<p><b>Consistent.</b> As discussed in Section 3.16, “Utilities and Service Systems,” Section 3.16.3, “Environmental Impacts and Mitigation Measures,” there is capacity for solid waste pick up and removal to serve the project.</p>
<p><b>Policy 5.5.2.1:</b> 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.</p>	<p><b>Consistent.</b> See response to Objective 5.5.2.</p>
<p><b>Objective 5.6.2:</b> Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs</p>	<p><b>Consistent.</b> As described in Chapter 2, “Project Description,” the project would include multiple design features to improve energy efficiency and prevent the wasteful or inefficient use of energy for building operations, including use of energy-efficient LED lighting, water-efficient landscaping, high-efficiency water fixtures, HVAC systems controlled by a computerized building management system to maximize efficiency, and gas water heaters that would be direct-vent and 94 percent efficient or greater. Additionally, because Costco has a Clean Energy Contract with PG&amp;E, all electricity consumed by the project would be 100 percent renewable electrical power.</p>
<p><b>Policy 5.6.2.1:</b> Require energy conserving landscaping plans for all projects requiring design review or other discretionary approval.</p>	<p><b>Consistent.</b> As discussed in Section 3.5, “Energy,” the project would be subject to energy efficiency requirements of the California Energy Code.</p>

Plan/ Policy/Regulation	Project Consistency
<b>Objective 5.7.1:</b> Fire Protection (Community Regions): Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.	<b>Consistent.</b> As discussed in Section 3.16, "Utilities and System Services," EID Facility Improvement letter identifies project proposed improvements for water supply would provide water flow to meet fire protection needs. Section 3.14, "Transportation," identifies that the project design provides adequate access points for emergency vehicle access.
<b>Policy 5.7.1.1:</b> 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.	<b>Consistent.</b> The project would be required to comply with level of service standards (discussed above) that would address fire protection and water supply standards and be consistent with the General Plan.
<b>Objective 5.7.3:</b> Law Enforcement: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.	<b>Consistent.</b> As discussed in Section 3.13, "Public Services and Recreation," EDSO responded that they had no concerns regarding serving the project.
<b>Policy 5.7.3.1:</b> 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.	<b>Consistent.</b> See response to Objective 5.7.3.
<b>Objective 5.7.4:</b> Medical Emergency Services: Adequate medical emergency services available to serve existing and new development recognizing that levels of service may differ between Community Regions, and Rural Centers and Regions	<b>Consistent.</b> As discussed in Section 3.13, "Public Services and Recreation," the El Dorado Hills Fire Department identified that they would be able to meet the minimum required response time.
<b>Policy 5.7.4.1:</b> 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.	<b>Consistent.</b> See response to Objective 5.7.4.
<b>Policy 5.7.4.2:</b> 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.	<b>Consistent.</b> See response to Objective 5.7.4.
<b>Objective 6.2.1:</b> Defensible Space: All existing and new development and structures shall meet "defensible space" requirements to minimize wildland fire hazards.	<b>Consistent.</b> As described in Section 3.17, "Wildfire and Evacuation," and the Costco Wholesale Project Fire Safe Plan, the project site would be converted to a mix of non-combustible surfaces, ignition resistant buildings, and maintained landscaping. Project structures, infrastructure, and landscaping would comply with the requirements in the CBC for ignition resistant construction, and the CFC and Title 14 Minimum Fire Safe Regulations for access, water supply, and vegetation management. Structural hardening requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires.

Plan/ Policy/Regulation	Project Consistency
<b>Policy 6.2.1.1:</b> Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.	<i>Consistent.</i> See response to Objective 6.2.1.
<b>Policy 6.2.1.2:</b> Coordinate with the local Fire Safe Councils, California Department of Forestry and Fire Protection (CAL FIRE), and federal and state agencies having land use jurisdiction in El Dorado County in the development of a countywide fuels management strategy.	<i>Consistent.</i> See response to Objective 6.2.1.
<b>Policy 6.2.1.4:</b> Require consistency with fire code and development standards that ensure adequate defensible space clearance around all existing and new structures in compliance with the California Fire Code, Public Resources Code Section 4291 (ember-resistant zone), Government Code Section 51175-51188, CCR Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299.03, and in the County Code of Ordinances Chapter 8.09	<i>Consistent.</i> See response to Objective 6.2.1.
<b>Policy 6.2.1.5:</b> Maintain and enforce the County Defensible Space Ordinance and Fire Prevention Programs and Plans in coordination with local the VHFHSZs and other fire agencies and continue to support related fire prevention programs associated with defensible space inspections as detailed in County Code of Ordinances Chapter 8.09, fire development standards, and public education	<i>Consistent.</i> See response to Objective 6.2.1.
<b>Policy 6.2.2.1:</b> 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.	<i>Consistent.</i> See response to Objective 6.2.2. Draft EIR Figure 3.17-1 provides fire hazard severity zone mapping for the project site and the surrounding area.
<b>Policy 6.2.2.2:</b> 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 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. (Resolution 124- 2019, August 6, 2019)	<i>Consistent.</i> See response to Objective 6.2.2.

Plan/ Policy/Regulation	Project Consistency
<p><b>Objective 6.2.3:</b> Adequate Fire Protection: Application of uniform fire protection standards to development projects by fire district.</p>	<p><b>Consistent.</b> As described in Section 3.17, "Wildfire and Evacuation," and the Costco Wholesale Project Fire Safe Plan, both the Costco warehouse retail building and the fuel facility would incorporate CFC-compliant fire and life safety features that minimize the risk of explosion, fire, and accidental spill of flammable liquids. While these features are intended to protect occupants and minimize the risk of a structure fire, they also address the project's wildfire risk by reducing the likelihood of a fire occurring on the property that can spread onto the adjacent wildlands and by reducing the risk that the project structures would ignite during a wildfire. Upon completion, the project site would be converted to a mix of non-combustible surfaces, ignition resistant buildings, and maintained landscaping. Project structures, infrastructure, and landscaping would comply with the requirements in the CBC for ignition resistant construction, and the CFC, Title 14 Minimum Fire Safe Regulations, and El Dorado Hills Fire Department requirements for access, water supply, and vegetation management. Structural hardening requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires. Future development of the North Site Remainder Area would also be subject to these standards.</p>
<p><b>Policy 6.2.3.1:</b> As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible FPD that, concurrent with development, adequate emergency and peak load water supply, water flow, fire access, and firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards to support fire suppression efforts.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3. The Costco project design includes a 15-ft wide fire access easement and associated pathway along the rear of the building to be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways and the provision of 3,000 gallons per minute fire flow accompanied with sprinklers sufficient to meet California Fire Code Section 507.3 and Appendix B fire flow requirements as identified in Section 3.13, "Public Services and Recreation."</p>
<p><b>Policy 6.2.3.2:</b> 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.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3 and Policy 6.2.3.1.</p>
<p><b>Policy 6.2.3.4:</b> All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3.</p>
<p><b>Policy 6.2.3.5:</b> Identify actions to ensure noncompliant development meets current fire safe standards and road standards as defined in Title 14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5, SRA Fire Safe Regulations through the WUI Fire Safe Plan review process and through collaboration with the FPDs and local fire agencies when reviewing Fire Protection Plans and provisions for new development.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 6.2.3.6:</b> All new development within an SRA or very high (VHFHSZs) shall prepare a Fire Protection Plan that complies with established fire safety standards. Ingress and egress to the new development will be constructed utilizing the most current State Fire Safe Regulations, Fire Code, and/or County Code that meets these minimum requirements. Key components of a Fire Protection Plan include:</p> <ol style="list-style-type: none"> <li>1. risk analysis;</li> <li>2. fire response capabilities;</li> <li>3. fire safety requirements – defensible space, infrastructure, and building ignition resistance;</li> <li>4. mitigation measures and design considerations for non-conforming fuel modification;</li> <li>5. wildfire education, maintenance, and limitations, and</li> <li>6. evacuation planning.</li> </ol> <p>Existing development within an SRA or VHFHSZ can meet these requirements through retro-fitting and home hardening.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3.</p>
<p><b>Policy 6.2.3.7:</b> Enforce the most recent California Uniform Building Code Fire Code to safeguard life and property from the hazards of fires and explosions; dangerous conditions arising from the storage, handling, and use of hazardous materials and devices; and hazardous conditions in the use or occupancy of building or premises.</p>	<p><b>Consistent.</b> See response to Objective 6.2.3. The FSP demonstrates compliance with applicable State fire requirements.</p>
<p><b>Objective 6.2.4:</b> Area-Wide Fuel Management Program: Reduce fire hazard through cooperative fuel management activities.</p>	<p><b>Consistent.</b> As described in Section 3.17, “Wildfire and Evacuation,” and the Costco Wholesale Project Fire Safe Plan, the project site would be converted to a mix of non-combustible surfaces, ignition resistant buildings, and maintained landscaping. Project structures, infrastructure, and landscaping would comply with the requirements in the CBC for ignition resistant construction, and the CFC and Title 14 Minimum Fire Safe Regulations for access, water supply, and vegetation management. Structural hardening requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires.</p>
<p><b>Policy 6.2.4.1:</b> 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.</p>	<p><b>Consistent.</b> See response to Objective 6.2.4.</p>
<p><b>Policy 6.2.4.2:</b> The County shall cooperate with CAL FIRE and local FPDs 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 and will support the FPDs in tracking grants to fund fire breaks and their long-term maintenance.</p>	<p><b>Consistent.</b> See response to Objective 6.2.4.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Objective 6.3.1:</b> Building and Site Standards. Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.</p>	<p><b>Consistent.</b> As discussed in Section 3.6, "Geology, Soils, and Paleontological Resources," Section 3.6.3, "Environmental Impacts and Mitigation Measures," in the General Plan EIR, this particular portion of the Foothills Fault System has a low level of seismic activity. Nevertheless, the project would be required to comply with the CBC regarding Chapter 16, Structural Design, which identifies both general building structural design requirements and specific seismic safety design requirements for projects. These seismic design criteria are also included as recommendations in the Geotechnical Study Update. Standard regulatory compliance with the CBC and incorporation of the Geotechnical Study recommendations would minimize the project's potential to cause direct or indirect adverse effects, including risk of loss, injury, or death, involving strong seismic shaking.</p>
<p><b>Policy 6.3.1.1:</b> 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]) comply with the Air Quality Management District (AQMD) Rules 223, 223-1 and 223-2 requirements. The Department of Transportation and the AQMD 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.</p>	<p><b>Consistent.</b> As discussed in Section 3.2, "Air Quality," Section 3.2.3, "Environmental Impacts and Mitigation Measures," NOA may present in the project area. Mitigation Measure 3.2-4b would Implement Asbestos Dust Mitigation Consistent with EDCAQMD Rule 223-1, EDCAQMD Rule 223-2 and County Ordinance 4548 to prepare an Asbestos Dust Mitigation Plan before the start of construction and therefore would ensure compliance with all EDCAQMD rules.</p>
<p><b>Objective 6.3.2:</b> County-Wide Seismic Hazards. Continue to evaluate seismic related hazards such as liquefaction, landslides, avalanche, and seiche, particularly in the Tahoe Basin.</p>	<p><b>Consistent.</b> See response to Objective 6.3.1.</p>
<p><b>Policy 6.3.2.4:</b> Applications for development of habitable structures shall be reviewed for potential hazards associated with steep or unstable slopes, areas susceptible to high erosion, and avalanche risk. Geotechnical studies shall be required when development may be subject to geological hazards. If hazards are identified, applicants shall be required to mitigate or avoid identified hazards as a condition of approval. If no mitigation is feasible, the project will not be approved.</p>	<p><b>Consistent.</b> See response to Objective 6.3.1.</p>
<p><b>Objective 6.5.1:</b> Protection of Noise-Sensitive Development: Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels</p>	<p><b>Consistent.</b> As discussed in Section, "Noise and Vibration," Section 3.11.3, "Environmental Impacts and Mitigation Measures," project operational noise would comply with stationary noise standards in General Plan Table HS-4.</p>
<p><b>Policy 6.5.1.2:</b> Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table HS-4 (presented as Table 3.11-4 in this section) 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.</p>	<p><b>Consistent.</b> See response to Objective 6.5.1.</p>
<p><b>Policy 6.5.1.7:</b> Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table HS-4 (presented as Table 3.11-4 in this section) for noise-sensitive uses.</p>	<p><b>Consistent.</b> See response to Objective 6.5.1.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 6.5.1.9:</b> 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 HS-3 (presented as Table 3.11-3 in this section) at existing noise-sensitive land uses.</p>	<p><b>Consistent.</b> As discussed in Section, "Noise and Vibration," Section 3.11.3, "Environmental Impacts and Mitigation Measures," the project transportation noise would not exceed noise standards in General Plan Table HS-3.</p>
<p><b>Policy 6.5.1.11:</b> The standards outlined Table HS-5, Table HS-6, and Table HS-7 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 HS-5, HS-6, and HS-7 shall not apply to public projects to alleviate traffic congestion and safety hazards.</p>	<p><b>Consistent.</b> The project would be required to comply with Mitigation Measure 3.11-1a and 3.11-1b that would address construction noise, including nighttime construction noise.</p>
<p><b>Policy 6.5.1.12:</b> When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.</p> <ul style="list-style-type: none"> <li>A. Where existing or projected future traffic noise levels are less than 60 dBA <math>L_{dn}</math> at the outdoor activity areas of residential uses, an increase of more than 5 dBA <math>L_{dn}</math> caused by a new transportation noise source will be considered significant;</li> <li>B. Where existing or projected future traffic noise levels range between 60 and 65 dBA <math>L_{dn}</math> at the outdoor activity areas of residential uses, an increase of more than 3 dBA <math>L_{dn}</math> caused by a new transportation noise source will be considered significant; and</li> <li>C. Where existing or projected future traffic noise levels are greater than 65 dBA <math>L_{dn}</math> at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA <math>L_{dn}</math> caused by a new transportation noise will be considered significant</li> </ul>	<p><b>Consistent.</b> As discussed in Section, "Noise and Vibration," Section 3.11.3, "Environmental Impacts and Mitigation Measures," the project transportation noise would not exceed noise standards in General Plan.</p>
<p><b>Policy 6.5.1.13:</b> 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> <ul style="list-style-type: none"> <li>A. In areas in which ambient noise levels are in accordance with the standards in Table HS-3, increases in ambient noise levels caused by new non transportation noise sources that exceed 5 dBA shall be considered significant; and</li> <li>B. In areas in which ambient noise levels are not in accordance with the standards in Table HS-3, increases in ambient noise levels caused by new non transportation noise sources that exceed 3 dBA shall be considered significant.</li> </ul>	<p><b>Consistent.</b> As discussed in Section 3.11, "Noise and Vibration," Section 3.11.3, "Environmental Impacts and Mitigation Measures," long-term stationary impacts are assessed in conjunction with the County's noise performance standards and General Plan Policy 6.5.1.13.</p>
<p><b>Objective 6.6.1:</b> Regulation of Hazardous Materials. Regulate the use, storage, manufacture, transport, and disposal of hazardous materials in accordance with State and Federal regulations.</p>	<p><b>Consistent.</b> As discussed in Section 3.8, "Hazards and Hazardous Materials," Section 3.8.3, "Environmental Impacts and Mitigation Measures," Mitigation Measure 3.8-1 would address the proper removal of potential onsite hazardous materials.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 6.6.1.1:</b> The Hazardous Waste Management Plan shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.</p>	<p><i>Consistent.</i> See response to Objective 6.6.1.</p>
<p><b>Policy 6.6.1.2:</b> 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><i>Consistent.</i> The project has completed a Phase I Environmental Site Assessment and is provided in Appendix G.</p>
<p><b>Objective 6.10.1:</b> Encourage Water Efficiency. Promote cost-effective water conservation and water efficiency measures.</p>	<p><i>Consistent.</i> Upon annexation to EID, the project would be subject to EID's water conservation and efficiency requirements..</p>
<p><b>Policy 6.10.1.3:</b> Require new development to demonstrate that adequate water is available before project approval and to fund its fair-share costs associated with the provision of water service.</p>	<p><i>Consistent.</i> See response to Policy 5.2.12.</p>
<p><b>Objective 6.11.1:</b> Evacuation Route Identification. Identify and analyze emergency evacuation routes and areas without at least two evacuation routes.</p>	<p><i>Consistent.</i> As identified in Chapter 2, "Project Description," the project proposes multiple access points to both Silva Valley Parkway and Clarksville Crossing Road. Appendix K (El Dorado Hills Costco Warehouse Evacuation Analysis) concludes that the Costco project and future development within the North Site Remainder Area impact to overall roadway capacity and evacuation travel times would be minimal under both wildfire scenarios and are not expected to impair implementation of or physically interfere with evacuation efforts and associated implementation of the El Dorado County Emergency Operations Plan or the county hazard mitigation plans.</p>
<p><b>Objective 6.11.2:</b> Evacuation Route Maintenance. Ensure viability of future use of evacuation routes.</p>	<p><i>Consistent.</i> See response to Objective 6.11.1.</p>
<p><b>Policy 6.11.2.1:</b> Development shall be served by a street system with at least two evacuation routes capable of carrying peak load traffic and have sufficient capacity to meet project needs, or they must provide the necessary capacity to ensure the development has adequate fire protection and safe ingress and egress routes in conformance with the California Fire Safe Regulations (Section 1273 and 1274) of the California Code of Regulations – Title 14, Division 1.5, Chapter 7, Articles 2 and 3).</p>	<p><i>Consistent.</i> See response to Objective 6.11.1. The Costco project design includes a 15-ft wide fire access easement and associated pathway along the rear of the building to be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways and the provision of 3,000 gallons per minute fire flow accompanied with sprinklers sufficient to meet California Fire Code Section 507.3 and Appendix B fire flow requirements as identified in Section 3.13, "Public Services and Recreation."</p>
<p><b>Policy 6.11.2.2:</b> Construction of new roads, streets, and evacuation routes must be adequate in terms of width, turning radius, and grade to facilitate access by firefighting apparatus. Priorities for road improvements will be based on evacuation accessibility</p>	<p><i>Consistent. Consistent.</i> See response to Policy 6.11.2.1.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 6.11.2.4:</b> Continue to coordinate with the County Sheriff's Department, CAL FIRE, local FPDs, and other fire agencies to identify, assess, and maintain evacuation routes to support the adequate capacity, safety, and viability of those routes under a range of emergency scenarios. Identify designated evacuation routes that are not compliant with Fire Safe Regulations (14 CCR Section 1270.00) for roadway standards and develop a plan to bring those roads into conformance to promote adequate and safe accessibility in communities</p>	<p><b>Consistent.</b> See response to Policy 6.11.2.1.</p>
<p><b>Objective 7.1.2:</b> Erosion/Sedimentation - Minimize soil erosion and sedimentation.</p>	<p><b>Consistent.</b> As discussed in Section 3.9, "Hydrology and Water Quality," Section 3.9, "Environmental Impacts and Mitigation Measures," the project would be required to comply with State and County standards during construction, including the development and implementation of a storm water pollution prevention plan (SWPPP).</p>
<p><b>Policy 7.1.2.2:</b> 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.</p>	<p><b>Consistent.</b> The project would be required to comply with the County's SWMP and project SWPPP (discussed under Objective 7.1.2) that would address minimizing erosion and sedimentation to be consistent with the General Plan and County standards.</p>
<p><b>Objective 7.3.2:</b> Water Quality - Maintenance of and, where possible, improvement of the quality of underground and surface water.</p>	<p><b>Consistent.</b> The project would be required to comply with the County's SWMP and project SWPPP (discussed under Objective 7.1.2) that would address minimizing erosion and sedimentation to be consistent with the General Plan and County Ordinances for project construction and operation.</p>
<p><b>Policy 7.3.2.2:</b> Projects requiring a grading permit shall have an erosion control program approved, where necessary.</p>	<p><b>Consistent.</b> The project would be required to comply with the County's SWMP and project SWPPP (discussed under Objective 7.1.2) that would address minimizing erosion and sedimentation to be consistent with the General Plan and County standards.</p>
<p><b>Objective 7.3.3:</b> Wetlands - Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.</p>	<p><b>Consistent.</b> With the exception of proposed restoration of the existing on-site ponds, the project design retains the on-site drainage features within proposed open space lots. As discussed in Section 3.3, "Biological Resources," Section 3.3.3, "Environmental Impacts and Mitigation Measures," implementation of Mitigation Measures 3.3-3a, 3.3-3b, and 3.4-4 would reduce significant impacts on sensitive natural communities, riparian habitat, and wetlands to a less-than-significant level by requiring compensation for permanent loss of these habitats such that there is no net loss, potentially including a streambed alteration agreement with CDFW.</p>
<p><b>Policy 7.3.3.1:</b> 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 US Army Corps of Engineers (USACE) Wetland Delineation Manual.</p>	<p><b>Consistent.</b> The project would be required to comply with the Mitigation Measures 3.3-4 (discussed above under Objective 7.3.3) that would address impacts on protected wetlands to be consistent with the General Plan and County standards.</p>
<p><b>Policy 7.3.3.5:</b> 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><b>Consistent.</b> Costco project impacts would be limited proposed development areas and would be mitigation with implementation of Mitigation Measure 3.3-4.</p>

Plan/ Policy/Regulation	Project Consistency
<b>Objective 7.3.4:</b> Drainage - Protection and utilization of natural drainage patterns	<b>Consistent.</b> While the project would modify onsite drainage features, it would retain the overall drainage pattern and includes water quality and detention facilities to avoid adverse impacts to downstream drainage conditions of natural waterways. Implementation of Mitigation Measures 3.3-3a, 3.3-3b, and 3.4-4 would reduce significant impacts to onsite sensitive natural communities, riparian habitat, and wetlands.
<b>Policy 7.3.4.1:</b> 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	<b>Consistent.</b> See response to Objective 7.3.4.
<b>Policy 7.3.4.2:</b> Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.	<b>Consistent.</b> See response to Objective 7.3.4.
<b>Objective 7.4.1:</b> Pine Hill Rare Plant Species - The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.	<b>Consistent.</b> As discussed in Section 3.3, "Biological Resources," Section 3.3.3, "Environmental Impacts and Mitigation Measures," implementation of Mitigation Measure 3.3-1 would reduce the significant impact on special-status plants to a less-than-significant level by requiring protocol-level surveys for special-status plants and implementation of avoidance measures and compensation for impacts on special-status plants if they are present.
<b>Policy 7.4.1.1:</b> The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).	<b>Consistent.</b> The project is located outside of the ecological preserves.
<b>Objective 7.4.2:</b> Identify and Protect Resources - Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.	<b>Consistent.</b> Section 3.3, "Biological Resources, Section 3.3.3, "Environmental Impacts and Mitigation Measures," identifies residential development surrounding the project site makes it unlikely that the project site functions as a critical habitat linkage for wildlife.
<b>Policy 7.4.2.8:</b> Conserve contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the County through a Biological Resource Mitigation Program (Program). The Program will result in the conservation of: <ol style="list-style-type: none"> <li>1. Habitats that support special status species;</li> <li>2. Aquatic environments including streams, rivers, and lakes;</li> <li>3. Wetland and riparian habitat;</li> <li>4. Important habitat for migratory deer herds; and</li> <li>5. Large expanses of native vegetation. (see full text in Section 3.4.1, "Regulatory Setting.")</li> </ol>	<b>Consistent.</b> While the project site contains natural habitat and may provide some wildlife nursery habitat and function as a movement corridor for some wildlife species, it is surrounded by residential development to the north and west and US 50 (including onramps and offramps) to the south. Silva Valley Parkway, which bisects the north and south portions of the project site, is a busy four-lane road. Implementation of Mitigation Measure 3.3-2a through 3.3-2i would reduce the potential impact on all endangered or threatened species that may occur in the project area. Implementation of Mitigation Measures 3.3-3a, 3.3-3b, and 3.4-4 would reduce significant impacts to onsite sensitive natural communities, riparian habitat, and wetlands.
<b>Policy 7.4.4.4:</b> 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.	<b>Consistent.</b> The project would be required to comply with the County's ORMP for proposed oak tree removal.

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 7.5.1.3:</b> 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.</p>	<p><b>Consistent.</b> Section 3.4, "Cultural Resources," identifies that the project was evaluated in the <i>Costco El Dorado Hills Project Cultural Resources Assessment</i>. Paleontological resources are addressed in mitigated in Section Geology, Soils, and Paleontological Resources, Section 3.6.3, "Environmental Impacts and Mitigation Measures." The project would implement Mitigation Measures 3.4-1a, 3.4-1b, and 3.6-4 that would address resource protection consistent with the General Plan.</p>
<p><b>Policy 7.5.1.6:</b> The County shall treat any significant cultural resources (i.e., those determined California Register of Historical Resources/National Register of Historic Places eligible and unique paleontological resources), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.</p>	<p><b>Consistent.</b> See response to Policy 7.5.1.3.</p>
<p><b>Objective 7.5.2:</b> Visual Integrity - Maintenance of the visual integrity of historic resources.</p>	<p><b>Consistent.</b> See response to Policy 7.5.1.3. No historic resources were identified on the project site.</p>
<p><b>Policy 7.5.2.4:</b> The County shall prohibit the modification of all National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) listed properties that would alter their integrity, historic setting, and appearance to a degree that would preclude their continued listing on these registers. If avoidance of such modifications on privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.</p>	<p><b>Consistent.</b> See response to Policy 7.5.1.3.</p>
<p><b>Policy TC-3c:</b> 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</p>	<p><b>Consistent.</b></p>
<p><b>Policy TC-4b:</b> The County shall construct and maintain bikeways in a manner that minimizes conflicts between bicyclists and motorists.</p>	<p><b>Consistent.</b> As discussed in Section 3.14, "Transportation," Section 3.14.3, "Environmental Impacts and Mitigation Measures," the project would minimize the opportunity for conflicts between vehicles and alternative modes of transportation through design. All intersections and driveways along existing and proposed roadways would be required to provide adequate sight distance in accordance with Section 3(B) of the County DISM (El Dorado County 1990: 23).</p>
<p><b>Policy TC-5a:</b> 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.</p>	<p><b>Consistent.</b> As discussed in Section 3.14, "Transportation," Section 3.14.3, "Environmental Impacts and Mitigation Measures," the project would include sidewalks along project streets.</p>
<p><b>Policy TC-5c:</b> Roads adjacent to schools or parks shall have curbs and sidewalks.</p>	<p><b>Consistent.</b> See response to Policy TC-9a.</p>
<p><b>El Dorado County Ordinances</b></p>	
<p><b>Chapter 130.34.020:</b> Outdoor lighting Ordinance.</p>	<p><b>Consistent.</b> As discussed in Section 3.1, "Aesthetics," Section 3.1.3, "Environmental Impacts and Mitigation Measures," features to reduce excess nighttime light and glare, such as the use of directional shielding and automatic shutoff or motion sensors, would be incorporated into the project design.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Chapter 110.14:</b> Grading, Erosion, and Sediment Control Ordinance</p>	<p><b>Consistent.</b> As discussed in Section 3.6, “Geology, Soils, and Paleontological Resources, Section 3.6.3, “Environmental Impacts and Mitigation Measures,” the project would be required to comply with the County Code of Ordinances Chapter 110.14, Grading, Erosion, and Sediment Control Ordinance, which requires grading and drainage plans to be developed for major development projects, as well as compliance with Chapter 4 of the County Land Development Manual, which sets forth standards and procedures for grading activities in the county.</p>
<p><b>Chapter 110.32:</b> On-Site Wastewater Treatment Systems</p>	<p><b>Consistent.</b> As discussed in Section 3.6, “Geology, Soils, and Paleontological Resources,” Section 3.6.3, “Environmental Impacts and Mitigation Measures,” the project would be required to comply with Chapter 110.32 in the County Code of Ordinances and OWTS Manual, which would ensure that construction and operation of the project would not have a significant adverse wastewater disposal or sewer system impact on existing conditions. The project has addressed compliance in part with the preparation of the Septic Feasibility Study.</p>
<p><b>Chapter 120.12:</b> Conditions and Requirements</p>	<p><b>Consistent.</b> As discussed in Section 3.13, “Public Services and Recreation,” Section 3.13.3, “Environmental Impacts and Mitigation Measures,” Section 120.12.090 establishes park dedication requirements for new development projects. When a subdivision proposes or creates lots, the Board of Supervisors may require the dedication of land and/or a payment of fees in lieu of park and recreation development as a condition of approval of the tentative subdivision map if the dedicated park land would conform with the goals, objectives, and standards contained in the recreation element of the general plan and any applicable specific plans and the dedicated land would serve park and recreation facilities for the proposed project, in the case of this project the ratio would be required to be 5.0 acres of parks and recreation land per 1,000 residents, as stated in General Plan Policy 9.1.1.1. The project would build a 4.0 acre community park and make up for the additional 0.385 required acres through in-lieu fees.</p>
<p><b>Chapter 12.08.080:</b> Roach Encroachments</p>	<p><b>Consistent.</b> The project will obtain encroachment permits from El Dorado County before any work begins within El Dorado County right-of-way.</p>
<p><b>Chapter 130.37.50:</b> Acoustic Analysis Required</p>	<p><b>Consistent.</b> An acoustic analysis was prepared for the project as identified in Section 3.11, “Noise and Vibration.”</p>
<p><b>El Dorado LAFCO Policies</b></p>	
<p><b>Policy 3.2.16:</b> When evaluating environmental impacts discovered during the Initial Study process, LAFCO will identify such impacts as potentially significant and adverse if:</p> <ul style="list-style-type: none"> <li>▶ Build-out of the proposed project may cause service levels to decline below established standards, costs of service provision to rise substantially to the detriment of service levels, or cause those currently receiving service to receive reduced or inadequate services especially when such change may cause adverse health and safety or other physical impacts;</li> <li>▶ Build-out of the proposed project may cause the infrastructure capacity of a service provider to exceed planned and safe limits especially when such change may cause adverse health and safety or other physical impacts;</li> <li>▶ The proposed project includes or plans for infrastructure capacity, especially water and sewer lines, that exceed the needs of the proposed project and may be used to serve</li> </ul>	<p><b>Consistent.</b> The project would maintain El Dorado County General Plan level of service standards for public services and utilities. The project includes plans for annexation to the EID service area as well as water supply, sewer, and electrical improvements that would support the project and allow for surrounding existing developments to maintain their current level of service for water, sewer, and electrical services, see Section 3.16, “Utilities and Service Systems,” 3.16.3, “Utilities and Service Systems.” Public services, such as fire protection services and park and recreation facilities would also be able to serve the project as detailed in Section 3.13, “Public Services and Recreation,” Section 3.13.3, “Environmental Impacts and Mitigation Measures.” The project is within the EDHCSD Sphere of Influence. The project is not on important agriculture land or open space land that is open to the public. The project plan includes nine open space lots that would preserve 57.58 acres of oak trees, woodland areas, and wetland features. The project is surrounded by residential projects on its western and southern boundaries, and its larger lot properties in the project design are on the exterior of the project site to soften the transition to the more rural lands to the north and east of the project site.</p>

Plan/ Policy/Regulation	Project Consistency
<p>areas not planned for development, especially those containing prime agricultural land, mineral, sensitive plant and wildlife or other important resources (<i>note – this circumstance does not occur with this project</i>);</p> <ul style="list-style-type: none"> <li>▶ The proposed plan could cause health and safety or other physical impacts because a service provider is incapable of providing service, the proposal has an illogical boundary, or elements needed to provide service (water supply, treatment facilities, equipment, energy) are not available, or stressed beyond capacity.</li> <li>▶ The proposed project is substantially inconsistent with applicable Sphere of Influence Plans, long range and area service plans, phased land use plans of any city or county, or resource conservation plans of the state or federal government.</li> <li>▶ In the case of Sphere of Influence and area of service plans, the Environmental Coordinator reviews the appropriate plans and determines whether the level of significance warrants additional review. In the case of public agency land use or resource plans, the affected agency shall provide specific information regarding the nature and substance of the project’s potential impacts upon its plans or programs.</li> <li>▶ The proposed project may induce substantial growth on important agricultural and open space lands because it would: <ul style="list-style-type: none"> <li>▪ Permit the extension of, or require, infrastructure such as flood control levees or water diversions, electrical, water or sewer lines, especially trunk lines, roadways or other public facilities that would permit new development in a substantial area currently constrained from development;</li> <li>▪ Be adversely and substantially inconsistent with the agricultural, open space, resource conservation or preservation, growth management, trip reduction, air quality improvement or other plans, policies or Ordinances of the General, Community, Specific or other Plan of the land use jurisdiction responsible for the project site or vicinity.</li> <li>▪ Cause significant adverse cumulative impacts when considered in conjunction with other recent, present and reasonably foreseeable projects;</li> <li>▪ Result in substantial noncontiguous development which, in turn, results in adverse physical impacts;</li> <li>▪ Have no need for service and the proposed project adversely affects important public resources or the public health and safety;</li> <li>▪ Adversely impact animal or plant species either listed as, or determined to be, endangered, rare, or threatened as provided in §15380; or</li> <li>▪ Be identified as potentially significant when completing the Initial Study checklist adopted as Exhibit A of LAFCO’s CEQA procedures.</li> </ul> </li> </ul>	<p>There is the potential for the project to impact special status species, however with the mitigation measures listed in Section 3.4, “Biological Resources,” these impacts would be less than significant.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 3.3.2.2:</b> If service cannot be provided without expanding service capacity or constructing infrastructure (other than at parcel connections to service), then the following information shall be provided:</p> <ul style="list-style-type: none"> <li>▶ A description of any required facility or infrastructure expansions or other necessary capital improvements;</li> <li>▶ The likely schedule for completion of the expanded capacity project, the viability of the needed project, and the relation of the subject project to the overall project and project time line;</li> <li>▶ A list of required administrative and legislated processes, such as CEQA review or State Water Resources Board allocation permits, including assessment of likelihood of approval of any permits and existence of pending or threatened legal or administrative challenges if known;</li> <li>▶ The planned total additional capacity;</li> <li>▶ The size and location of needed capital improvements;</li> <li>▶ The proposed project cost, financing plan and financing mechanisms including a description of the persons or properties who will be expected to bear project costs; and</li> <li>▶ Any proposed alternative projects if the preferred project cannot be completed (include information in letters "a" through "f" for each proposed alternative).</li> </ul>	<p><b>Consistent.</b> The project has provided specific descriptions of required utility, facility, and infrastructure plans that would be needed to provide services to the project area as identified in Section 3.13, "Public Services and Recreation," and Section 3.16, "Utilities and Service Systems." Off-site water and wastewater improvements would be sized to accommodate the project.</p>
<p><b>Policy 3.4.1:</b> Consistency with General and Specific Plans. For the purposes of this policy, a project is consistent if the type and level of services to be provided are consistent with and appropriate to the applicable General or Specific Plan land use designations and document text, and the applicable General or Specific Plan is legally adequate and internally consistent. The Commission will not approve projects that are inconsistent with the applicable General or Specific Plan unless the following circumstances are shown to exist:</p> <ul style="list-style-type: none"> <li>▶ The site is fully developed and located in an existing developed area where district or city facilities are present and found by LAFCO to be sufficient for service and where the Commission determines that the change of organization or reorganization will not induce growth in the area.</li> <li>▶ The site is fully developed and located in an existing developed area where LAFCO finds that the public interests of health, safety, and welfare would best be served, or that clear and present health or safety hazards could be mitigated, by the proposal.</li> <li>▶ The site is located in an undeveloped area where disapproval would cause a loss of service to existing service users.</li> </ul>	<p><b>Consistent.</b> While the project is proposing to amend its current General Plan land use designations to allow for more dense residential development, the project is located within the El Dorado Hills Community Region that is designated for urban and suburban development and associated public service and utility provision. Impacts on fire protection services and parks and recreation facilities was discussed in Section 3.13, "Public Services and Recreation," and would be consistent with LAFCO capacity policies through facility improvements and development fees. Impacts of the project on the wastewater system is evaluated in Section 3.16, "Utilities and Service Systems," and the project includes plans for capital improvement projects to the EID wastewater system off-site from the project area to service the project and not exceed the capacity of the existing public wastewater service. Additionally, Section 3.10, "Land Use and Planning, and Agriculture and Forestry Resources" details consistency with the El Dorado County General Plan and El Dorado County Code of Ordinances.</p>

Plan/ Policy/Regulation	Project Consistency
<p><b>Policy 3.9.3:</b> Lands to be annexed which are within an adopted Sphere of Influence shall be physically contiguous to the boundaries of the annexing agency except under one of the following circumstances (§56119):</p> <ul style="list-style-type: none"> <li>▶ Existing developed areas where LAFCO determines that interests of public health, safety, and welfare would best be served by the extension of the service, or which represent clear or present health or safety hazards that could be mitigated by the proposal and city or district facilities are present and sufficient for service.</li> <li>▶ Existing developed areas where city or district facilities are present and sufficient for service, and where the Commission determines that the annexation will not induce growth.</li> </ul>	<p><b>Consistent.</b> As described in Section 3.13, “Public Service and Recreation,” and Section 3.16, “Utility and Service Systems,” the project area is within sphere of influences for the El Dorado Hills Fire Department, El Dorado Hills Community Services District, and EID.</p>
<p><b>Policy 3.9.7:</b> The resulting boundary configuration shall not produce areas that are difficult to serve (§56668, §56001).</p>	<p><b>Consistent.</b> As described in Section 3.13, “Public Services and Recreation,” and Section 3.14, “Transportation,” EA roads and access points from Green Valley Road would allow for adequate service to the project site. Additionally, the project site is in a contiguous boundary from agencies that would require annexation, and would not create an area that is difficult to serve.</p>
<p><b>Policy 6.1.7:</b> Prior to annexation to a city or special district, the petitioners shall demonstrate that the need for governmental services exists, the annexing agency is capable of providing service, that a plan for service exists, and that the annexation is the best alternative to provide service (§56700, §56668)</p>	<p><b>Consistent.</b> The project would be required to comply with level of service standards and agency requirements to gain annexation (discussed above), which would be consistent with the LAFCO policies. Project-proposed residential development densities would require public services and utility service.</p>