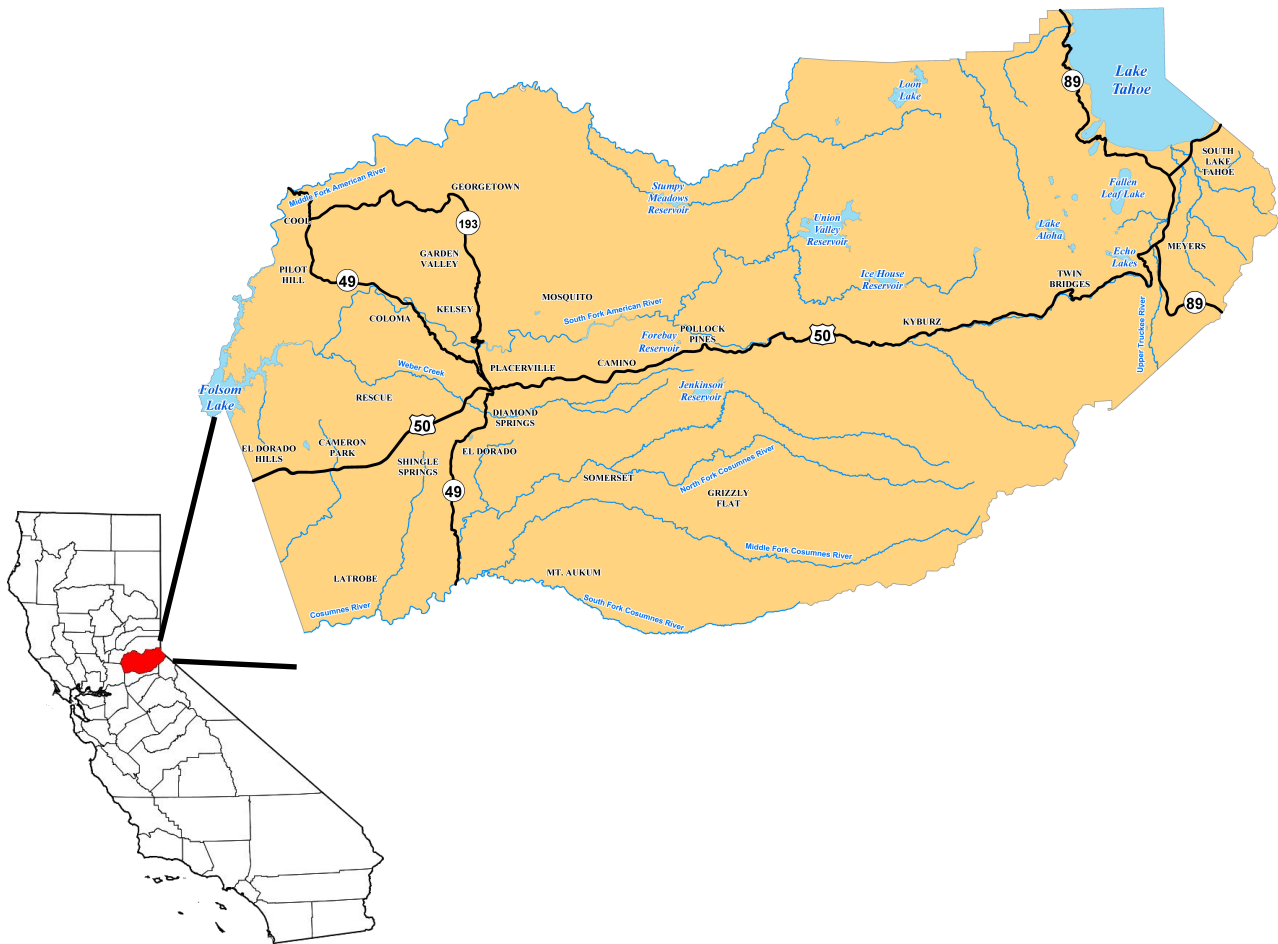


2021 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



El Dorado County Planning & Building Dept.,
Long Range Planning

Board of Supervisors, March 22, 2022





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1. INTRODUCTION

An annual progress report for General Plan implementation is required to be submitted to the County Board of Supervisors, the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). This report was presented to the El Dorado County Board of Supervisors on March 22, 2022. The item presented to the Board is available on the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 3/22/2022, Legistar File No. 22-0283). The annual report includes:

- Status of the General Plan and progress in its implementation;
- County's progress in meeting its share of the regional housing needs;
- Local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and
- Degree to which the County's approved General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

This report has been prepared pursuant to California Government Code Section 65400(a), which requires that all counties shall "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan." To further this goal, California Government Code requires annual reporting of the status and progress of General Plan implementation (Section 65400(a) (2)) as well as the County's progress in meeting its share of regional housing needs (Section 65584).

This report supports General Plan Policy 2.9.1.1 which states that the County must "monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth." As directed by the General Plan (Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4), the results of this monitoring process are to be examined at five-year intervals. If the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County may make appropriate adjustments to the Plan's development potential, including the adjustment of Community Region and Rural Center boundaries, as part of the five-year review process. The last General Plan five-year review for 2010-2015 was completed in October 2016. The next five-year review anticipated to be completed by October 2022. This report also addresses compliance with County-specific monitoring requirements, such as General Plan Policy 2.9.1.5 (periodic review of Policies and Implementation Measures that may reduce environmental damage). Information from this report may be used for identification of necessary adjustments, if any, that should be made to further implement the General Plan. This report also helps identify emerging trends in housing, employment, land development, and population growth to ensure that the General Plan continues to adequately address and meet the needs of El Dorado County residents, businesses, and visitors for the near future.



2. MAJOR PLANNING ACTIVITIES IN 2021

Major planning activities related to General Plan implementation either completed or ongoing during the 2021 calendar year summarized below. General Plan implementation tasks are discussed in detail under appropriate section(s) for each General Plan Element.



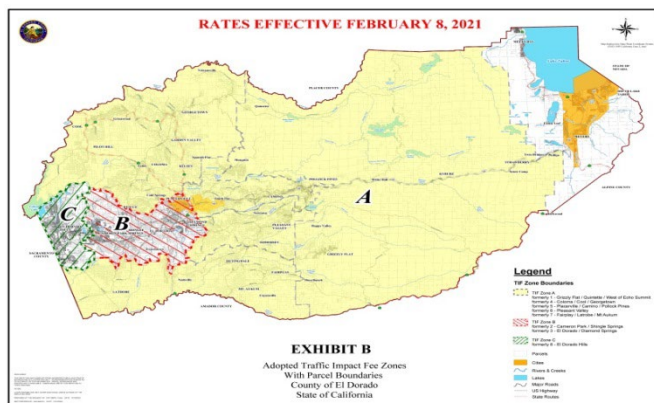
Title 130 Zoning Ordinance Amendments

Caldor Fire Resiliency and Rebuilding Ordinance: On September 10, 2021, the Board of Supervisors (Board) adopted Ordinance 5150 consisting of temporary amendments to Article 6 of Title 130 (Zoning) of the El Dorado County Ordinance Code. This was an Urgency Ordinance response to address the aftermath of wildfire disaster known as the 2021 Caldor Fire. The Caldor Fire Resiliency and Rebuilding Ordinance temporarily modifies the Zoning Ordinance until its expiration of December 31, 2026. The purpose of the Caldor Fire Resiliency and Rebuilding Ordinance is to modify and suspend various County housing-related, permitting, and health and safety provisions and policies to expedite recovery and rebuilding of homes and communities destroyed or damaged by the Caldor Fire. Caldor Fire Recovery Information was publicized on the Planning and Building Department websites, where it is centrally located to help assist El Dorado County Residents. More information can be found in the following website: <https://www.edcgov.us/Government/building/Pages/Caldor-Fire.aspx>

Accessory Dwelling Unit (ADU) Ordinance

On November 14, 2021, the County Board of Supervisors adopted an Accessory Dwelling Unit (ADU) Ordinance to replace existing Section 130.40.300 of the Zoning Ordinance (Secondary Dwellings) in Article 4 (Specific Use Regulations) and related Articles with an updated ordinance for consistency with 2017, 2018, and 2019 amendments to Govt. Code Section 65852.2 (Accessory Dwelling Units).

Traffic Impact Fee (TIF) Program Annual Update



On July 13, 2021, the Board adopted Resolution 079-2021 for the 2021 TIF Schedule Annual Update, which included updating the TIF Nexus Study. (Refer to the County’s online Agenda Calendar, Board of Supervisors Agenda Date: 7/13/2021, Item 24, Legistar File: 21-0775). The TIF Program is a funding source for the County to use to offset the costs of impacts to the county’s transportation system created by new development. Fees collected by the TIF

Program are used to fund transportation improvements needed to accommodate growth anticipated by the County’s General Plan. General Plan implementation Measure TC-B requires annual updates



to the TIF Program for changes in project costs. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widening, roadway intersection improvements, and transit facilities.

Two Board informational workshops on the TIF Program and Capital Improvement Program (CIP) were held on the following dates: September 28, 2021 (Item 21, Legistar File 21-1331) and December 14, 2021 (Item 44, Legistar File 21-1737).

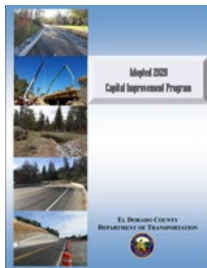
Capital Improvement Program (CIP) Annual Update

On June 8, 2021, the Board adopted the 2021 Capital Improvement Program (CIP) Book. The CIP includes capital projects for the County's West Slope Road/Bridge Program, Tahoe Environmental Improvement Program, Airport Program, Transportation Facilities Improvement Program, and Capital Overlay and Rehabilitation Program. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 06/8/21, Item 54, Legistar File: 21-0624). The initial Board workshop for the 2021 CIP was held on March 16, 2021 (Item 22) with the Planning Commission making a finding of General Plan Consistency on May 13, 2021 (Item 2).

The CIP is the long-range plan for all individual capital improvement projects, including cost estimates, schedules, and funding sources. It provides strategic direction for capital projects over a current year, 5-, 10-, and 20-year horizon. The CIP is used as a planning tool and is updated annually as new information becomes available regarding Board priorities, funding sources, project cost estimates, and timing.

In order to ensure that growth is consistent with the General Plan and does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B. General Plan Policy TC-Xb and Implementation Measure TC-A requires the County to prepare an annual CIP for the West Slope Road/Bridge Program specifying expenditures for roadway improvements within the next 10 years.

General Plan Policy TC-Xb and Implementation Measure TC-A also requires a Major CIP and Traffic Impact Fee (TIF) Program update every five years, in line with the major review of the General Plan, specifying expenditures for roadway improvements within the next 20 years.



The 2021 CIP Book and additional project information are available on the County website: <https://www.edcgov.us/Government/dot/Pages/cip.aspx>

State Bill 743 Vehicle Miles Traveled (VMT) California Environmental Quality Act (CEQA) Implementation

On September 27, 2013, the Governor signed into law SB 743. SB 743 was originally enacted to address transportation issues related to the development of the Golden One Center in downtown Sacramento and transit oriented places. The legislative intent of SB 743 was to: 1) ensure that the environmental impacts of traffic, such as noise, air pollution, and safety concerns,



continue to be properly addressed and mitigated through the California Environmental Quality Act; and 2) more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions. In January 2019, the Natural Resources Agency finalized updates to the California Environmental Quality Act (CEQA) Guidelines including the incorporation of SB 743 modifications. The CEQA Guidelines changes were approved by the Office of Administrative Law and are now in effect. Specific to SB 743, Section 15064.3(c) states, “A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide.”

SB 743 changed how transportation impacts are measured under CEQA, from using vehicle level of service (LOS) to using vehicle miles traveled (VMT). The State Office of Planning and Research (OPR) have determined that the appropriate metric for the change is VMT. This change is intended to capture the impacts of driving on the environment compared to the impact on drivers. LOS or other delay metrics may still be used to evaluate the impact of projects on drivers as part of the County’s land use entitlement reviews and impact fee programs. However, LOS will no longer be allowed as the metric for evaluating transportation impacts under CEQA. As part of SB 734, Public Resources Code section 21099(b)(2) now provides that “level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment” for purposes of CEQA. To implement SB 743, lead agencies will need to determine appropriate VMT methodologies, thresholds, and feasible mitigation measures.

At the behest of County and City staff, the El Dorado County Transportation Commission (EDCTC) secured funding to assist the member agencies with implementation of SB 743. EDCTC contracted with an outside consultant to prepare the El Dorado County and City of Placerville SB 743 Implementation Plan. The purpose of this project was to help EDCTC partner agencies understand the specific questions that need to be addressed when making these determinations and to provide research, analysis, and other evidence to support their final SB 743 implementation decisions. EDCTC had facilitated the consultant working in direct partnership with El Dorado County and the City of Placerville transportation staff and traffic engineers to review the existing General Plan policies, travel demand model metrics, and other technical elements.

On October 6, 2020, the Board of Supervisors adopted Resolution 141-2020 adopting the El Dorado County “Vehicle Miles Traveled” Thresholds of Significance for Purposes of Analyzing Transportation Impacts under the California Environmental Quality Act.

On July 20, 2021, County staff held a workshop for the Board of Supervisors that presented workshop information on the implementation of SB 743 for transportation projects (Item 13, Legistar #21-0707). Following the workshop the Board of Supervisors adopted Resolution 088-2021 adopting the El Dorado County “Vehicle Miles Traveled” Threshold of Significance for Evaluation of Transportation Project Impacts under the California Environmental Quality Act.

On December 7, 2021, County staff, along with staff from the Tahoe Regional Planning Agency, presented workshop information on the Tahoe Regional Planning Agency’s Project Impact Assessment Guidelines for the implementation of SB 743 (Item 49, Legistar #21-1736). Following the workshop, the Board of Supervisors adopted Resolution 165-2021, adopting the Tahoe Regional Planning Agency’s Project Impact Assessment Guidelines as El Dorado County Vehicle Miles Traveled Threshold of Significance and for Evaluation of Project Impacts in the Tahoe Basin under California Environmental Quality for projects in the unincorporated areas of the Tahoe Basin.



The adoption of the west slope Countywide Thresholds of Significance and the Tahoe Regional Planning Agency's Project Impact Assessment Guidelines and Thresholds of Significance supports the VMT reduction goals of SB 743 by promoting development in designated areas with facilities and services and thus would result in shortened trip lengths, lower VMT, and reduced GHG emissions. The adoption of the thresholds of significance for transportation impacts is consistent with the goals and policies within the El Dorado County General Plan that are supportive of reducing VMT.

Meyers Area Plan Revised for ADU Ordinance

The Meyers Area Plan (MAP), originally adopted in 1993 and revised in 2018, provides community-specific development standards that are both substitute and supplemental standards to both the Tahoe Regional Planning Agency (TRPA) Code of Ordinances and the El Dorado County Zoning Ordinance. The TRPA and the County Board of Supervisors have approved revisions to those documents, respectively to address accessory dwelling units. The TRPA revised their Code of Ordinances on July 29, 2021. Those changes took effect on September 29, 2021. The Meyers Advisory Council reviewed the amendments on October 19, 2021. The Planning Commission heard this item on November 18, 2021 with a recommendation to the Board of Supervisors to approve it. The Board of Supervisors approved the item on January 11, 2022. This completed the final step in the process to amend the MAP for consistency with the other two documents. This amendment will allow ADUs within the MAP zones (MAP-1 and MAP-3) that already allow residential dwellings and Mixed Use Development.



3. GENERAL PLAN OVERVIEW

Background and History

The El Dorado County General Plan adopted on July 19, 2004 by the Board of Supervisors and ratified by public referendum on March 15, 2005. Prior to adoption of the 2004 General Plan, implementation of the previous 1996 General Plan was suspended in 1999 by a court order (“Writ of Mandate”) from the Sacramento Superior Court (*El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors*) on grounds that the 1996 General Plan Environmental Impact Report (EIR) did not adequately analyze potential environmental impacts as required by the California Environmental Quality Act (CEQA). On September 1, 2005, the County requested that the Court re-review the case after the completion of a new EIR associated with the new 2004 General Plan. The Court ruled that the County had satisfied every term of the writ and the case discharged. The plaintiffs appealed the Court’s ruling. However, on April 18, 2006, the County entered into a settlement agreement with the plaintiffs, allowing full implementation of the 2004 General Plan.

2021 General Plan Updates

In 2021, there was one completed amendment to the General Plan, which was the 2021-2029 Housing Element Update (GPA21-0002). A full list of general plan amendments is available on the Planning Services website: https://www.edcgov.us/Government/planning/pages/adopted_general_plan_amendments.aspx

Upcoming General Plan Updates

Updates to the Housing Element and Public Health, Safety, and Noise Element have been initiated. On September 18, 2018, the Board of Supervisors adopted Resolution 193-2018 authorizing staff to take steps to prepare a comprehensive update to the Housing Element. The 2021 Housing Element Update will cover the eight (8) year period from May 15, 2021 through May 15, 2029. The Board of Supervisors adopted the 2021 Housing Element Update on August 31, 2021. On December 6, 2021, California Department of Housing and Community Development (HCD) issued a letter of conditional certification for the 2021-2029 Housing Element Update. This letter requested that the 2021-2029 Housing Element Update be amended in order to provide additional Fair Housing Analysis, projected Accessory Dwelling Unit figures, and minor edits related to formatting or spelling. These amendments are currently going through the planning process and the Board is scheduled to take action on the amendments on March 22, 2022.



State General Plan Annual Progress Report Guidelines

On March 1, 2021, the Governor's Office of Planning and Research released an updated *General Plan Annual Progress Report Guidance* document. The updated Guidance suggested that the General Plan Annual Progress Report (APR) should include the following general contents:

1. *Introduction.*
2. *Table of Contents.*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*
4. *Measures associated with the implementation of the General Plan with specific reference to individual element.*
5. *Housing Element APR reporting requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583 and 65584) and HCD's housing element guidelines.*
6. *The degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.*
7. *The date of the last update to the General Plan.*
8. *Priorities for land use decision making that have been established by the local legislative body (e.g., passage of moratoria or emergency ordinances).*
9. *Goals, policies, objectives, standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.*
10. *One or more lists of the following, including reference to the specific general plan element or policy, status (i.e. approved/denied, initiated/ongoing/ completed, etc.), and brief comment on how each advanced the implementation of the General Plan during the past year:*
 - a) *Planning activities initiated – These may include, but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans,*
 - b) *General Plan Amendments – These may include agency-driven as well as applicant-driven amendments, and*
 - c) *Major development applications processed.*



State General Plan Annual Progress Report General Content

4. *Measures associated with the implementation of the General Plan with specific reference to individual element.*

The Board approved an Implementation Plan as part of the 2004 General Plan. Since adoption of the General Plan, the Board has approved some amendments to the Implementation Plan. The Implementation Plan, as of 2021, consists of 229 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 188 measures have been completed³, 36 measures are in progress², and 5 measures remain to be implemented.¹

A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this report. The 2021 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.

Figure 1: 2021 General Plan Implementation Summary

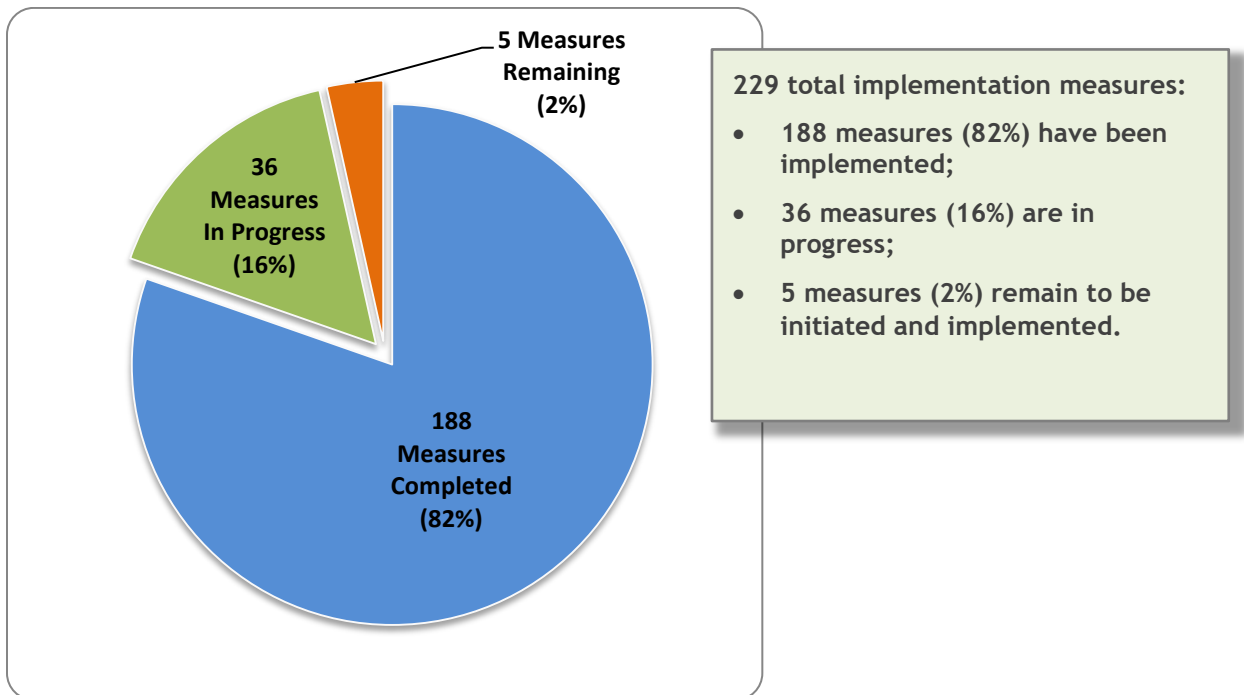




Figure 2: 2021 Status of General Plan Implementation Measures by Element

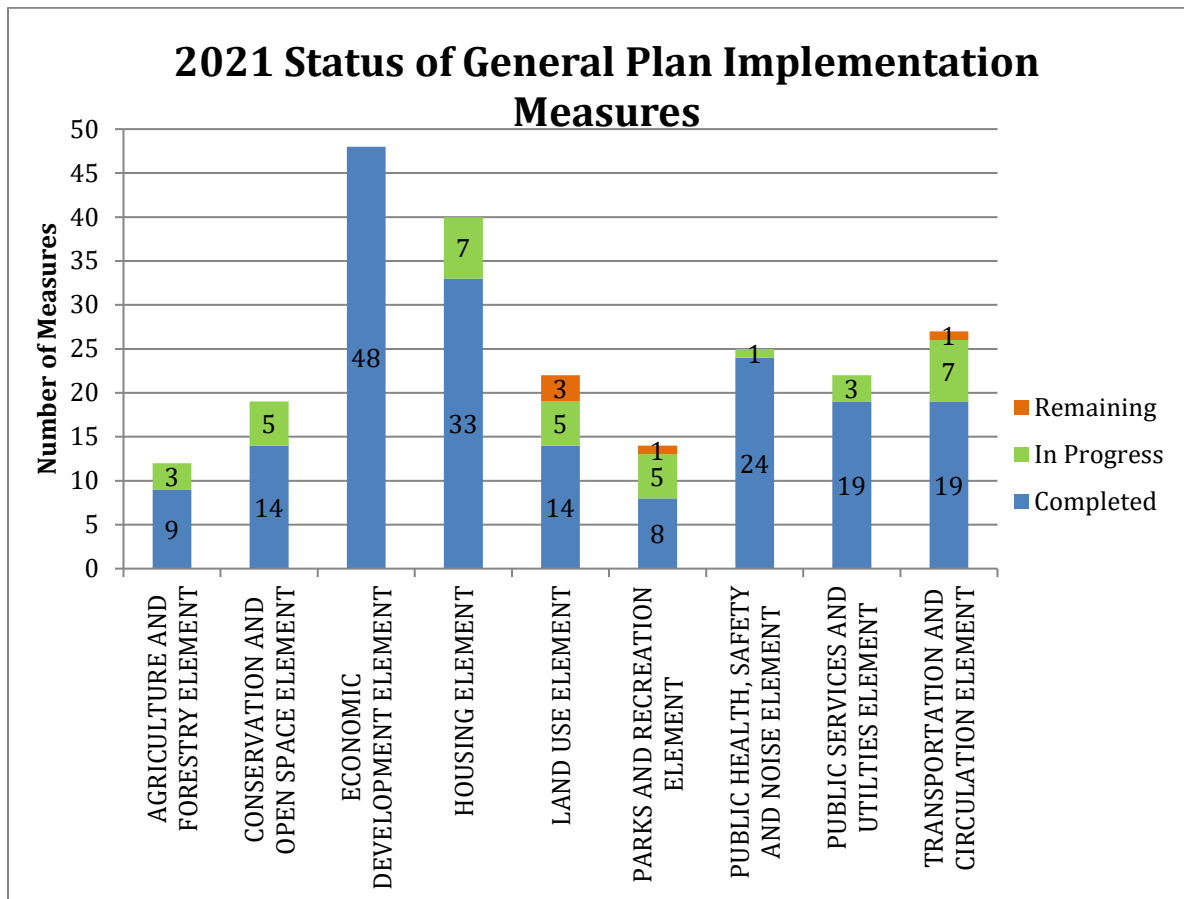


Figure 2 Notes:

- ¹ Measures shown as “**remaining**” means that no action(s) have been initiated for those identified measures as of the end of calendar year 2020.
- ² Measures shown as “**in progress**” means that initial action(s) required by specific implementation measures have been initiated, but not completed, by the end of calendar year 2020.
- ³ Measures shown as “**completed**” means that initial action(s) required as part of the adopted General Plan Implementation Plan have been completed for those item(s) as of the end of calendar year 2020. Note: Most General Plan implementation measures require ongoing action and/or monitoring at regular intervals; follow-up action(s) were considered “complete” for purposes of this report.



5. ***Housing Element Reporting Requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65583 and 65584) and HCD’s housing element guidelines.***

Government Code Section 65400 establishes the requirement that each city or county prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by HCD.

The 2013-2021 Housing Element adopted on October 29, 2013, includes 40 Implementation Measures. The implementation status of each of these measures is provided in Table D of the 2020 Housing Element Annual Progress Report. The 2021 Housing Element Implementation Progress Report is included as Appendix C.

6. ***The degree to which the General Plan complies with OPR’s General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.***

The El Dorado County General Plan was prepared using OPR’s General Plan Guidelines (pursuant to Government Code Section 65040.2) as applicable at the time of original adoption in 2004. At that time, the OPR General Plan Guidelines required seven mandatory elements or topic categories. The 2004 El Dorado County General Plan is comprised of nine Elements, which five address the seven mandatory categories: 1) Land Use, 2) Transportation and Circulation (Mobility), 3) Housing, 4) Conservation and Open Space, and 5) Public Health, Safety and Noise (Noise and Safety). The four additional elements included in the 2004 General Plan are: 6) Agriculture and Forestry, 7) Economic Development, 8) Parks and Recreation, and 9) Public Services and Utilities.

In July 2017, OPR completed a comprehensive update to the General Plan Guidelines, the first comprehensive update since 2003. As part of OPR’s 2017 revision to the General Plan Guidelines, two new general plan elements were added: 1) Environmental Justice and 2) Air Quality. A discussion of these new elements and their applicability to El Dorado County during calendar year 2021 is as follows.

Environmental Justice Element:

Government Code Section 65302(h) requires cities or counties with Disadvantaged Communities to include either an Environmental Justice Element or related goals, policies and objectives integrated into other elements of their general plans. “A city, county, or city and county subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of two or more (general plan) elements concurrently on or after January 1, 2018.” (Government Code Section 65302(h) (2))



“Disadvantaged Communities” are defined by the following criteria:

“(A) “Disadvantaged communities” means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

“(C) “Low-income area” means an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093.” (Government Code Sections 65302(h) (4) (A) and 65302(h) (4) (C))

In 2021, El Dorado County conducted a study that did not identify any areas in the county as “Disadvantaged Communities” or a “low-income area” as defined by the above criteria, and therefore, is not required to incorporate an Environmental Justice Element into the County General Plan.

Air Quality Element:

Similar to the Environmental Justice Element, the new Air Quality Element is mandated for cities and counties with Disadvantaged Communities. Cities and counties with Disadvantaged Communities, as defined by Government Code Sections 65302(h) (4) (A) and 65302(h) (4) (C)), must also incorporate an Air Quality Element into their general plans. In 2021, El Dorado County conducted a study that did not identify any areas in the county as Disadvantaged Communities as defined by the above criteria. Therefore, the County was not required to incorporate an Air Quality Element into its General Plan.

7. *The date of the last update to the General Plan.*

On August 31, 2021, the Board of Supervisors adopted the 2021-2029 Housing Element Update (GPA21-0002), making this the only General Plan Update completed in calendar year 2021. In the same calendar year, El Dorado County General Plan was in the process of another amendment, to revise the land use map designation of eight existing parcels (GPA21-0003); however, full execution occurred on February 8, 2022.

8. *Priorities for land use decision making established by the local legislative body (e.g., passage of moratoria or emergency ordinances).*

On April 13, 2021, the Board of Supervisors endorsed a prioritized list of County-initiated long range land use planning projects for Fiscal Year (FY) 2021-22. (*Refer to the County’s online Agenda Calendar, Board of Supervisors Agenda Date: 4/13/2021, Item 27, Legistar File: 21-0502.*)

Tier One priorities for land use decision making included the following: 2021 Housing Element Annual Progress Report, 2021 General Plan Implementation Annual Progress Report, 2021



Housing Element Comprehensive Update, Pre-Approved Accessory Dwelling Unit (ADU) Plan Program, Affordable Housing Ordinance, General Plan Safety Element Update, General Plan Five-Year Review 2016-2020, Community-Based planning - Commercial/Multi-Family Residential Design Standards (Component 1: Shingle Springs). Second Tier Priorities included: Community-Based planning – Commercial/Multi-Family Residential Design Standards (Component 2: Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills), Infill Incentives Ordinance, Weber Creek Canyon Important Biological Corridor Proposed Delineation Analysis, and County-Initiated Parcel Rezones/General Plan Amendments. The Long Range Planning project prioritization matrix updated annually to adapt to the Board's current project priorities, regulatory requirements, and reflects the status of the Long Range Planning work program for each calendar year.

9. *Goals, policies, objectives, standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.*

In 2021, there were two amendments to the General Plan, including the 2021-2029 Housing Element Update (GPA21-0002) and an amendment to the Land Use Map designation of eight existing parcels within Cameron Park, North Placerville, and Cedar Grove Area (GPA21-0003). Amendments to the General Plan in previous years can be found on the Planning Services website:

https://www.edcgov.us/Government/planning/pages/adopted_general_plan_amendments.aspx

10. *One or more lists of the following, including reference to the specific General Plan element or policy, status (i.e. approved/denied, initiated/ongoing/ completed, etc.) and brief comment on how each advanced the implementation of the General Plan during the past year: a) Planning activities initiated – These may include, but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans, b) General Plan Amendments – These may include agency-driven as well as applicant-driven amendments, and c) Major development applications processed.*

A list of Implementation Measures that are classified as either “incomplete,” “in progress,” or “remaining” as of calendar year 2021, is included in the discussion of each Element below in this report. Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2021 are included in Section 6 (Planning and Development Activities) of this report.



- 11. Additional Content: Relevant to General Plan Implementation or Long-Range Planning Efforts. OPR recommends that jurisdictions augment the above content by submitting additional information such as long-term planning projects, actions, or measures relevant to that jurisdiction's long-term strategic plan.**

Discussions of the County's long-term planning projects, implementation measures, and General Plan implementation actions are included under the appropriate sections of this report.

4. GENERAL PLAN ELEMENTS

Following is a summary of each of the nine Elements included in the County's General Plan.

Land Use Element

The Land Use Element sets forth specific goals, objectives, policies, and maps to guide the intensity, location, and distribution of land uses. This Element highlights planning strategies to produce a land development pattern supporting several key principles to:

- 1) Make the most efficient and feasible use of existing infrastructure and public services;
- 2) Provide for new and existing development that promotes a sense of community;
- 3) Define those characteristics which make the County "rural" and provide strategies for preserving these characteristics;
- 4) Provide opportunities for positive economic growth in such areas including employment, tourism, increased retail sales and high-technology industries; and
- 5) Provide guidelines for new development that maintains and enhances the quality of the County.

The General Plan Land Use Diagram ([Figure LU-1](#) in the General Plan) is a map that delineates areas where future lower-density rural and agricultural uses are likely to continue and/or expand. The Land Use Map also identifies where higher density growth and urban/suburban activities are anticipated to occur.



The Land Use Map contains three primary regions for various types of land uses as follows.

Community Regions	Bounded by a limit line demarcating where urban/suburban uses will be developed.
Rural Centers	Bounded by a similar limit line, Rural Centers identify existing defined places that provide goods and services to surrounding rural areas.
Rural Regions	Lands not contained within the boundaries of Community Regions or Rural Centers. Rural Regions provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and infrastructure, and preserves outlying agricultural and forest/timber resources for future generations.

Under the Land Use Element, an important component of the General Plan Implementation Plan also includes an annual monitoring of “useful” growth indicators during the previous calendar year (General Plan Policies 2.9.1.1 and 2.9.1.6) including: a) population growth; b) employment capacity; c) land development activity; d) new housing starts; and e) availability of future housing.

The results of this annual monitoring are analyzed to determine if housing and commercial inventory is adequate to meet General Plan goals and objectives. General Plan parcel monitoring includes tracking the number of residential parcels approved since 1999. Based on the results of regular monitoring since 1999, nearly all-home construction in El Dorado County derived from one of the following:

1. Existing entitlements for new tentative residential lots in place as of 1999, including Specific Plans and Development Agreements for the creation of new lots;
2. Developments for which a Tentative Subdivision or Parcel Map was approved prior to 1999;
3. Building permits issued before 1999; and
4. Legal lots existing prior to 1999.

Regular monitoring has found the following:

- As of calendar year 2021, no new Specific Plans (SP) have been approved prior to 1999.
- Less than 1,000 new tentative residential lots (“entitlements”) have been approved countywide outside of SP areas since adoption of the General Plan. Out of the 1,000 lots, approximately 336 new residential parcels were created or entitled between January 1999 through December 2021.



- Recent monitoring of discretionary development between calendar years 2020 and 2021 noted changes in the number of requests for new residential lots as follows:
 - Requests for new residential lots via Tentative Subdivision Map decreased. In calendar year 2021, a combined 16 new residential lots were requested (two Tentative Subdivision Maps), compared to 1,335 new residential lots requested (two Tentative Maps) in 2020.
 - Application for residential Tentative Parcel Maps increased. In calendar year 2021, nine (9) residential Tentative Parcel Maps were submitted (for 25 residential lots), compared to seven (7) residential Tentative Parcel Maps submitted (for 11 residential lots) in 2020.
- During the monitoring period¹ from 2000–2021, a growth trend continued in various sectors of commercial, non-residential development including the following:
 - Approximately 953 total building permits were finalized (completed) with new employment-generating square footage; and
 - Approximately² 6,643,000 new square feet of employment-generating commercial/industrial/research and development space was created.
- During calendar year 2021:
 - 54 building permits were finalized (completed) with new employment-generating square footage; and
 - Approximately² 253,000 new square feet of employment-generating capacity was created (approximately 9,000 less square footage than reported for 2020).

Notes:

¹Numbers from monitoring period 2000-2021 are rounded.

²For purposes of this report, non-residential building permit square footage excludes building permits deemed unlikely to generate permanent employment capacity (e.g. canopies, cell tower permits, decks, foundations, temporary commercial buildings, airplane hangars, misc. agricultural permits, etc.).

Sources: El Dorado County Planning and Building Department (2021).

As directed by General Plan Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4, during the five-year review, if the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of the General Plan, the County may make appropriate adjustments to the Plan's development potential, including:

1. Increasing or decreasing the capacity of one or more housing types (e.g. more multi-family vs. single-family; replacement of apartment lands with single-family small lot developments, etc.);



2. Changing the distribution of projected growth, including the adjustment of Community Region and Rural Center boundaries; and
3. Prioritizing infrastructure expenditures such as road improvements to direct new growth into opportunity areas.

A review of historic and forecasted population growth, new housing starts (issued single family and multi-family permits), forecasted housing supply, and new non-residential square footage (employment capacity) is found in Appendix A.

In 2021, the General Plan Implementation Plan for the Land Use Element continued to remain at 14 out of 22 implementation measures completed (64%). Five measures are in progress (23%) and three measures remain to be addressed (13%) as shown in Appendix B.

Transportation and Circulation Element

The Transportation and Circulation Element provides the framework for decisions in El Dorado County concerning the countywide transportation system as required by California Government Code Section 65032. The system includes facilities for various transportation modes, including roads, transit, non-motorized and aviation. This element provides for coordination with the incorporated cities within the county, El Dorado County Transportation Commission, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, and state and federal agencies that fund and manage the county's transportation facilities. The Transportation and Circulation Element reflects the urban and rural diversity of the unincorporated areas of El Dorado County and establishes standards that guide the development and circulation maintenance of the transportation system, including access to the road and highway system required by new development.

During 2021, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2021, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Annual Update to the TIF (formerly TIM Fee) Program and several site-specific development project analyses.

At the end of 2021, implementation measures are now at 19 of 27 measures completed (70%). Seven measures (26%) are in progress, and one measure (4%) remains to be addressed as shown in Appendix B.

Housing Element

The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program, which sets forth an eight-year action plan of the



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local government to implement the goals and objectives of the Housing Element. The County's Housing Element, updated in 2013 and certified by HCD on November 13, 2013, is valid for the 2013-2021 planning period. The County's progress in meeting Housing Element goals is addressed in the County's 2021 Housing Element Implementation Annual Progress Report, included as Appendix C. This report details the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.

During calendar year 2021, 33 implementation measures (82%) were deemed complete and seven measures (18%) were in progress (40 measures total) as shown in Appendix B.

The 2013-2021 Housing Element is available on the County website at:

<https://www.edcgov.us/government/planning/housing/documents/2013-2021%20Housing%20Element.pdf>

The future 2022 General Plan Implementation Annual Progress Report and the Housing Element Implementation Annual Progress Report will reflect the 2021-2029 Housing Element Update as it is currently going through HCD's process of full certification. A brief outline of the 2021-2029 Housing Element Update events is outlined below:

- On September 18, 2018, the Board adopted ROI 193-2018 to amend the County General Plan Housing Element in 2021. The 2021 Housing Element Update covers an eight (8) year period from August 31, 2021 through August 31, 2029. The Board adopted the 2021 Housing Element Update on August 31, 2021. Subsequently, the County submitted the document to the California Department of Housing and Community Development (HCD) on September 7, 2021 for review and certification pursuant to California Government Code Section 65585.
- County staff, together with consultant staff from Placeworks, Inc., worked with HCD to address additional requirements established by HCD to comply with state law.
- On December 6, 2021, HCD issued a letter of conditional certification for the 2021-2029 Housing Element Update. According to HCD, "The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is readopted, submitted to, and approved by HCD, in accordance with Section 65585.
- The proposed amendments to the 2021-2029 Housing Element Update document primarily concern Fair Housing Analysis. HCD advised additional analysis in Section 3 of the Housing Element along with additional language in the Implementation Measures in Section 5 to address the state's Fair Housing concerns in accordance with State Government Code Section 65583 (10)(A)(ii). Other significant amendments include a reduction in the County's projected development of Accessory Dwelling Units and minor staff changes related to formatting or spelling.

Additional information regarding the 2021-2029 Housing Element Update is available on the project website at:



<https://www.edcgov.us/Government/longrangeplanning/LandUse/Pages/General-Plan-Housing-Element---2021.aspx>

Public Services and Utilities Element

The purpose of the Public Services and Utilities Element is to promote a pattern of development, which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although State law does not require the Public Services and Utilities Element, the subjects addressed in this Element are critical to the County's future growth and development. The implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, with 19 implementation measures (86%) deemed complete and three implementation measures (14%) still in progress as shown in Appendix B.

Public Water Resources Planning

In 2021, El Dorado County Water Agency (EDCWA) had a lot to build on from the two previous years. At the end of 2020, EDCWA released the new 2021-2025 Strategic Plan (SP25+), which included an updated mission and vision, new goals for projects, programs, and initiatives for the next five years. This Strategic Plan guides the Agency's work to ensure reliable water for the present and future needs of El Dorado County. The 2021-2025 Strategic Plan combined with its implementation of the 2019 Water Resources Development and Management Plan (WRDMP), has kept EDCWA full of activity. The primary goal of the WRMP is to assist the County of El Dorado in realizing its General Plan through prudent and integrated water management. The WRDMP contains a land use plan for promoting economic development, integrated natural resource protection and management, and desired rural-agricultural way of life. The 2019 WRDMP was completed and adopted by the El Dorado County Water Agency (EDCWA) Board on October 21, 2019, and available on the EDCWA webpage at: https://www.edcgov.us/Water/Documents/2019_WRDMP_Final.pdf

Public Health, Safety, and Noise Element

The overall focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting El Dorado County residents and visitors from existing and potential health, safety or noise hazards in El Dorado County. This Element is consistent with the requirements in California Government Code Section 65302 and other applicable sections. Specifically, Section 65302(g) requires communities to identify "any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires." The Public Health, Safety and Noise Element addresses community noise limitations, in accordance with Government Code Section 65302(f).

On May 14, 2019, the Board adopted ROI 068-2019 to amend the County General Plan Public Health, Safety and Noise Element. The Public Health, Safety, and Noise Element is one of the seven General Plan Elements mandated by the State of California, as required by Government Code Section



65302(g)(3) and (g)(4). Government Code Section 65302(g) (3) requires that: "Upon the next revision of the housing element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177."

Legislation (AB 747, SB 379, and SB 1035) requires that the safety element of the General Plan be reviewed and updated if necessary, upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years. Government Code Section 65302(g)(4), also requires that: "Upon the next revision of a Local Hazard Mitigation Plan (LHMP)... the General Plan's Safety Element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies..." The Safety Element shall also contain general hazard and risk reduction strategies complementary with those of the LHMP and in accordance with Assembly Bill (AB) 2140 "General Plans: Safety Element (Hancock, 2006) (Gov. Code § 65302.6). The update must also be written in accordance with Senate Bill (SB) 379, Land Use: General Plan: Safety Element (Jackson, 2015) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy.

The safety element update also requires addressing climate adaptation and resiliency strategies in accordance with Government Code Section 65302 (g) (4). Assembly Bill 747 amends Section 65302.15 to require that the safety element identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. Senate Bill 379 requires that the safety element update include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategy. Senate Bill 1035, requires the safety element to be reviewed and revised as necessary to address climate adaptation and resiliency strategies and after these revisions, the planning agency to review and if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element. The Safety Element Update is targeted for completion in 2022.

In 2021, the General Plan Implementation Plan for the Public Health, Safety and Noise Element continued to remain at 24 out of 25 implementation measures completed (96%). Only one measure is remaining and in progress (4%) as shown in Appendix B.

Conservation and Open Space Element

The purpose of the Conservation and Open Space Element of the General Plan is to address the management, preservation, and conservation of natural resources and open space of El Dorado County. Management of the County's resources assures the availability of those resources to future generations and the realization of their full economic potential. Pursuant to Government Code Section 65302, both a conservation and an open space element must be included in a General Plan. The El Dorado County General Plan combines these two elements into the Conservation and Open Space Element and satisfies the legal requirements for the Conservation and Open Space Elements defined in the Government Code, Sections 65302(d) and 65560, respectively.



During 2021, implementation of the Conservation and Open Space Element remained at 14 of 19 Implementation Measures completed (74%). Five measures are in progress (26%) as shown in Appendix B. On March 17, 2020, the El Dorado County Board of Supervisors prioritized the Georgetown Historic Overlay, Cultural Resources Ordinance, and Scenic Corridor Ordinance as Tier 3 priorities to be undertaken in FY2021/22. This individual projects and ordinances are still ongoing as staff is still working on Tier 1 priority projects.

Agriculture and Forestry Element

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forestlands. Prudent management of the County's agriculture and forestry resources is needed to provide future generations with opportunities to experience both the economic benefits and rural lifestyle residents now enjoy. This current management strategy involves maintenance of large parcel sizes and minimization of incompatible land use encroachment into these resource rich lands. The County's Implementation Plan for the Agriculture and Forestry Element is fully consistent with state law requirements regarding the following:

1. Distribution, location and use of agricultural lands;
2. Conservation, development and utilization of natural resources; and
3. Creating and maintaining open space for managed production of agricultural resources.

During calendar year 2021, implementation of the Agriculture and Forestry Element remained at nine out of 12 Implementation Measures completed (75%). The remaining three measures (25%) are still in progress, as shown in Appendix B. The key planning efforts to implement this Element include an ongoing agricultural and forestlands suitability evaluation (Implementation Measure AF-C) and development of a program to mitigate for loss of agricultural land (Implementation Measure AF-F) as discussed under the Agricultural Lands Evaluation and Mitigation for Loss of Agricultural Lands sections below.

Agricultural Lands Evaluation



Land Use Element Implementation Measure AF-C requires development and implementation of procedures to evaluate the suitability of land for both agricultural and forest production uses. In July of 2009, the County Agriculture Department inventoried parcels in close proximity to existing Agricultural Districts and analyzed those parcels using the following criteria: General Plan land use designations, parcel size, soil type, elevation, present land use, current Williamson Act contracts, and slope. Between July 2009 and June 2010, the Agricultural Commission notified over 580 property owners and held 10 public meetings to address 17,000 acres of proposed additions. The Board of Supervisors through a Resolution received this analysis in January 2011, which directed the Development Services Department to proceed with the recommendations of the Agricultural Commission and prepare a draft revision to the Agricultural District boundaries. Agricultural District boundary amendments



were incorporated into the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project, completed in December 2015. Additional agricultural lands evaluation was completed in 2018 as part of the Agricultural Department's ongoing assessment of suitable vineyard soils. In 2021, analysis was started on parcels in Agricultural Districts that have commercial agricultural production but do not have agricultural zoning designations. This project is anticipated to be completed by 2023.

Mitigation for Loss of Agricultural Lands

Agricultural and Forestry Element Implementation Measure AF-F (parts 1 and 2) requires development of a threshold of significance for the loss of agricultural land related to development projects and a means to mitigate for this loss. On November 20, 2018, the Agriculture Department, in consultation with the Agricultural Commission, presented a conceptual proposal to the Board of Supervisors for an agricultural conservation easement program to be implemented by either a Board of Supervisors policy, resolution and/or ordinance that would create voluntary conservation easements to protect agricultural lands in perpetuity in association with new applications for subdivision maps or rezones. In 2019, over multiple meetings of the Agricultural Commission, criteria were developed to create conservation easement program guidelines for evaluating suitable parcels. The project was brought back to the Board of Supervisors and was adopted by resolution on June 23, 2020.

Parks and Recreation Element

The Parks and Recreation Element establishes goals and policies that address the long range provision and maintenance of parks and recreation facilities needed to improve the quality of life of existing and future El Dorado County residents. The overall focus of the Parks and Recreation Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The Element also addresses the location, demand, management, and provision of parks and recreation facilities.

For calendar year 2021, implementation of the Parks and Recreation Element remained at 8 of 14 implementation measures completed (57%). Five measures are in progress (36%) and one measure remains to be addressed (7%) as shown in Appendix B. Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2021.

- Built and F550 sanitation truck for the Rubicon Trail, and it operated all season providing sanitation disposal;
- Received funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for: Operations and Maintenance of the Rubicon Trail (\$675,846); Education and Safety (\$100,346);
- Completed Operations and Maintenance Grant and Education Grant;



- Completed paving of the Tahoma Staging area working with DOT and the Forest Service, funding through an OHV Development Grant;
- Completed the 2021 Annual Rubicon Trail Report;
- Year three of the three year grant from the State of California, Parks and Recreation OHMVR grant program for restoration of the Sacramento Placerville Transportation Corridor (SPTC) in the amount of \$88,265;
- Entered into a Joint Powers Authority with the State of California to collect river fees on their behalf with a percentage going to the River Trust Fund;
- Implemented new river maps for the South Fork of the American River;
- Completed a study on the Chili Bar Property regarding the site structure, public needs and the feasibility;
- Completed the 2021 River Management Plan Update;
- Worked with the City of South Lake Tahoe on a master plan for the 56 acres located in South Lake Tahoe;
- Worked with Community group on a playground and bike park for Forebay Park;
- Chief Administrative Office completed fiscal analysis for the Sport Complex;
- Working with the Chief Administrative Office on the Parks and Trails Master Plan update;
- Completed construction documents for Old Depot Road bike park and project will go out to bid February 2022; and
- Submitted two Prop 68 grants Round 4, but were unsuccessful.

Economic Development Element



Although an economic development element is not a required element under state law, California Planning law states, “The General Plan may include any element(s) or address any subject(s) which relate to the physical development of the county (Government Code Section 65303).” The Economic Development Element has been included in the County’s General Plan to strengthen community development activities, enhance economic growth, and reinforce the planning process as a positive part of economic development. In addition, this Element seeks to improve local business climate by recognizing sub-regional constraints and opportunities, expanding the local tax base, and enhancing employment opportunities throughout the County.

The Office of Economic Development accomplishments during 2021 are highlighted below:

- Continued collaboration with the Chief Administrative Office for a system-wide approach to Economic Development objectives that involve multiple County departments while strengthening partnerships with the El Dorado County Office of Education and local Chambers of Commerce;
- Economic Development, in collaboration with multiple County agencies, is assisting in the Caldor Fire recovery process;



- The ombudsman has taken the vital role of assisting the victims of the Caldor Fire by providing them with pertinent information and directing them to the necessary agencies. To date, the ombudsman has assisted with over 1,000 calls and emails.
- Economic development staff created the fee waiver process for Caldor victims who plan to rebuild
- Created Ordinance 5150 that modified and temporarily suspended various County housing-related, permitting, and health and safety provisions and policies to expedite recovery and rebuilding of homes and communities destroyed or damaged by the Caldor Fire;
- Economic Development staff assisted with the creation of the Caldor Fire Permit Fee Reduction/Waiver Request Form and developed the internal procedures for processing the incoming applications.
- In an effort to assist small businesses during the COVID-19 Pandemic, Economic Development brought a couple resolutions to the Board of Supervisors for approval;
 - On May 5, 2021, the Board of Supervisors adopted Urgency Ordinance 5139, approving a term extension for Urgency Ordinance 5126. This Urgency Ordinance adopted Amendments to the Zoning Ordinance to temporarily ease restrictions on outdoor dining and outdoor retail sales areas, and implement a County of El Dorado Temporary Outdoor Dining and Retail Sales Program.
- Improved communication, outreach and image development by routinely updating the Elevate to El Dorado Website that includes the County Promotional Video, Updated County Profile, County Economic and Demographic Profile, Demographic Snapshot, Site Selection Tools and Interactive Business Park Story Map;
 - Economic Development staff continues to update the Elevate to El Dorado, Planning and Building websites on upcoming events and related economic development activities.
- Marketing efforts were increased with the use of social media outlets, sponsorship of Greater Sacramento Economic Council and Tahoe Prosperity events;
- Economic Development, continued to work with John Krueger dba National Real Estate Market Advisors, in reaching out to businesses County-wide through communication to advise businesses of resources available to them to address the impacts of the Pandemic;
- Two members of Economic Development attended the California Economic Summit put on by California Forward;
- Continued countywide discussion regarding Broadband, which is now considered critical infrastructure for economic development;
 - Submitted an Economic Development Administration (EDA) Broadband grant application for CARES Act funding that would deliver broadband infrastructure to some of the County's rural underserved areas. The Economic Development Division, in coordination with the Chief Administrative Office and NEO Connect, took the lead on putting together the application materials and submitted a complete competitive application to the EDA. The grant award results are pending.
 - Started conversations with the City of South Lake Tahoe and Tahoe Prosperity on putting together an application for another EDA grant for broadband in the Tahoe Basin;



- Started contracting efforts for a speed test campaign in all of El Dorado County to see what the actual internet speeds are in our community;
- Received direction from the Board of Supervisors to contract for the final design and engineering for the priority areas in the County for broadband infrastructure;
- Continued assisting with the intake of incoming commercial projects;
- Focused efforts on workforce housing as it is a high priority component for Economic Development;
 - Participated in the workforce housing effort by providing updates to Tahoe Prosperity on the South Shore Housing Action Plan;
- Provided small business technical assistance training programs to new and existing businesses on the Western Slope and in the Tahoe Basin with the Golden Sierra Job Training Agency, the U.S. Small Business Association, and Community Development Block Grant (CDBG) funding;
- Gathered data on visitor trends in the Coloma Lotus region to put together an economic impact study for the Coloma/Lotus region;
- Worked on an economic impact report for Sierra at Tahoe, to understand the economic impacts of the ski park potentially not opening this year;
- Continued collaboration with the Board of Supervisors to establish a County-wide Strategic Plan for Economic Development, providing regular updates in the form of emails, memos and Board presentations in March, October, and November;
- Maintained partnership with the Greater Sacramento Economic Council (GSEC) for Economic Development business resources and recruitment support; and
- Division staff received a robust supply of Personal Protective Equipment (PPE) to distribute to local small businesses in an effort to keep their doors open and protect employees. To date, Economic Development, along with local chambers, organizations, and volunteers, have distributed over 300,000 masks and hundreds of gallons of sanitizer.

Prior to 2021, implementation of the Economic Development Element remained at 48 of 48 implementation measures completed (100%); therefore, the Economic Development Element is considered fully implemented.

5. GENERAL PLAN IMPLEMENTATION PLAN

The General Plan Implementation Plan includes County activities, processes, reports, programs, assessments, plans, and timeframes that are necessary to achieve the General Plan's goals and policies. From General Plan adoption, the Board has periodically amended the Implementation Plan through the method of several General Plan amendments.

The Implementation Plan organized into nine categories, grouped by Element: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Public Services and Utilities, 5) Health, Safety and Noise, 6) Conservation and Open Space, 7) Agriculture and Forestry, 8) Parks and Recreation, and 9) Economic Development. Each category provides program-level strategies to implement each Element. Within each Element category, specific implementation measures are described, along with references to General Plan policies supporting each individual measure. In many cases,



implementation measures may implement multiple General Plan policies. In some instances, changes to the Zoning Ordinance or other County codes may be necessary before additional progress can be made to accomplish implementation actions. For example, the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-I) is part of the implementation plan, where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary in order to limit noise-generating activities.

Each General Plan policy includes one or more implementation measures or programs as a mechanism for its implementation.

As part of the General Plan implementation process, the County is also required by state law to implement a Mitigation Monitoring Program, or MMP. The MMP is a valuable tool to regularly review and assess the progress of specific mitigation measures incorporated into the General Plan to reduce environmental damage [*Public Resources Code Sections 21081.6 and 21081.6(b); Government Code Section 65400; and CEQA Guidelines Sections 15091.d and 15097, 15097(b)*]. In addition to state law requirements, the General Plan also requires regular reviews of these same (environmental) mitigation measures [General Plan Policy 2.9.1.5]. As all mitigation measures have been incorporated into the Implementation Plan, the General Plan is deemed “self-mitigating.” Therefore, all mitigation measures are included in the Implementation Plan, with the status of many implementation measures directly affecting the completion of the MMP.

6. PLANNING AND DEVELOPMENT ACTIVITIES

Planning and development activities in 2021 included four (4) General Plan Amendment, six (13) Zoning Ordinance Amendments, and 218 Discretionary Development Applications that were submitted.

General Plan Amendments

New development projects that do not conform to the General Plan may request General Plan Amendments (“GPAs”) that might alter specific aspects of the General Plan when such a change is found to be consistent with the overarching goals of the General Plan, strategies and objectives. The following General Plan Amendments were initiated during calendar year 2021.

General Plan Amendments Initiated in 2021

Privately Initiated

Rizzuto (GPA21-0001)

On February 11, 2021, a request was submitted to amend the General Plan Land Use Designation from Rural Residential (RR) to Low Density Residential (LDR) for Assessor’s Parcel Number 115-



080-004 in the Rural Center of Rescue. This request is associated with a rezone application as well (Z21-0001) and a parcel map application to create two parcels (P21-0002) from the 10.3-acre site.

County-Initiated

In 2021, the County continued to monitor the General Plan for possible amendments. For instance, the Board of Supervisors adopted the 2021-2029 Housing Element Update (GPA21-0002) on August 31, 2021. Subsequently, it was submitted to the State's Housing and Community Development Department (HCD) on September 7, 2021 for review and certification. HCD responded with issuing a letter of conditional certification for the 2021-2029 Housing Element Update. HCD requested El Dorado County to comply with additional requirements primarily concerning the Fair Housing Analysis. The County is currently processing amendments to the housing element to comply with HCD's conditional certification under project 2021-2029 Housing Element Amendment (GPA21-0004). It is anticipated that the Board will review GPA21-0004 on March 22, 2022, which is a crucial step towards certification. Another County-initiated amendment was the 2021 Land Use Map Correction (GPA21-0003), which modified the Land Use Designation of eight existing parcels. These Land Use map modifications include: Cameron Park Area (APNs: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031) from MFR to HDR; two existing parcels in the North Placerville Area (APNs: 050-010-035 and 050-010-038) from OS to RR; an existing parcel in the Cedar Grove Area (APN: 076-270-039) from C to MDR.

Zoning Ordinance / Zoning Map Amendments

The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. New Zoning Ordinance text and map amendments processed by the County in calendar year 2021 are noted below.

In 2021, the County processed three Zoning Ordinance amendments as noted below.

Caldor Fire Resiliency and Rebuilding Ordinance (OR21-0001)

On September 10, 2021, the Board of Supervisors (Board) adopted Ordinance 5150 consisting of amendments to Title 130 (Zoning), Article 6 of the El Dorado County Ordinance Code. This was an Urgency Ordinance response to address the aftermath of wildfire disaster known as the 2021 Caldor Fire. The Caldor Fire Resiliency and Rebuilding Ordinance temporarily modifies the Zoning Ordinance until its expiration of December 31, 2026. The purpose of the Caldor Fire Resiliency and Rebuilding Ordinance is to modify and suspend various County housing-related, permitting, and health and safety provisions and policies to expedite recovery and rebuilding of homes and communities destroyed or damaged by the Caldor Fire. To ensure that persons displaced as a result of the Caldor Fire are housing in safe, healthy, and habitable housing during the recovery period and



can repair or rebuild damaged homes and communities as efficiently as possible while protecting public health and safety.

Additional supplemental information about the Caldor Fire Resiliency and Rebuilding Ordinance can be found at <https://www.edcgov.us/Government/building/Pages/Caldor-Fire.aspx>

Moreover, the Caldor Fire Resiliency and Rebuilding Ordinance was amended under Ordinance 5156. The Caldor Fire also destroyed buildings which previously housing essential community services, including a Pioneer Fire Protection District station and a U.S. Post Office. The amendment was to add Section 130.69.360 – Community Services, and ultimately expedite the planning process and permit processing of these buildings with a Temporary Use Permit.

Accessory Dwelling Units (Ordinance 5152)

As previously discussed under *Section 2 Major Planning Activities in 2021* above in this report, on November 14, 2021, the County Board of Supervisors adopted an Accessory Dwelling Unit (ADU) Ordinance to replace existing Section 130.40.300 of Title 130 Zoning Ordinance (Secondary Dwellings).

Parcel Rezones

Twelve (12) private-initiated amendments to the Zoning Map were initiated during calendar year 2021. One (1) county-initiated rezone was also initiated Z21-0011 as it relates to GPA21-0003, which was previously discussed in the *General Plan Amendments Initiated in 2021* section of this report. Combined, amendments to the Zoning Map initiated in 2021 total thirteen (13). The private-initiated amendments are summarized below.

Privately Initiated

Rizzuto Rezone for APN 115-080-004 (Z21-0001/GPA21-0001/P21-0002): Submitted on February 11, 2021, this project consists of a request for zone change from Residential Estates–Ten Acres (RE-10) zone to Residential Estates–Five Acres (RE-5) zone. The project also includes a request for a General Plan amendment from Rural Residential (RR) to Low Density Residential (LDR) and a Tentative Parcel Map to create two parcels of 5.13 acres and 5.17 acres in size from an existing 10.3-acre parcel.

Yancey Rezone for APN 109-250-012 (Z21-0002/P20-0007): Submitted on March 17, 2021, this project consists of a request for zone change to remove the -PD overlay (Planned Development overlay) from the existing RE-5 zone. The project also includes a parcel map application to divide a 15-acre parcel into three parcels of five-acres each.

Creekside Mixed Use Development Rezone for APN 083-500-001 (Z21-0003/PD21-0001/DR19-0008): Submitted on March 25, 2021, this project consists of a request for zone change to add the -PD overlay. The project proposes phased construction and operation of a 36-unit



apartment complex and two commercial buildings. The apartment complex would include eleven 2 bd/2 ba, twenty-four 1 bed/1 ba rental units and one 1 bd/1ba manager's unit.

Gilman/Welsh Rezone for APNs 119-090-051 and 119-090-059 (Z21-0004): Submitted on May 13, 2021, this project consists of a request to zone change these two parcels from Estate Residential, Ten-Acres (RE-10) to Single-Unit Residential, Planned Development (R1-PD) for consistency with the Bass Lake Hills Specific Plan.

Zoning Map Correction for APNs 033-050-001 (Z21-0005): Submitted on July 15, 2021, this project consists of a request to zone change this parcel from Forest Resources-160 acres (FR-160) to Recreational Facilities, Low Intensity (RF-L).

Zoning Map Correction for APN 033-100-022 (Z21-0006): Submitted on July 15, 2021, this project consists of a request to zone change this parcel from Forest Resources-160 acres (FR-160) to Recreational Facilities, Low Intensity (RF-L).

Born WAC Rezone for APN 084-060-006 (Z21-0007/WAC21-0001): Submitted on July 26, 2021, this project consists of a request to zone change this parcel from Rural Lands-40 acres (RL-40) to Limited Agricultural (LA-40). This project also includes a Williamson Act Contract.

Marie Mitchell Rezone for APN 110-430-001 (Z21-0008/P21-0006): Submitted on August 23, 2021, this project consists of a request to zone change this parcel from Residential Estates-5 acres (RE-5) to Three-Acre Residential (R3A). The project also includes a parcel map application to divide the existing parcel into two 3-acre lots.

Iusic Rezone for APN 070-040-001 (Z21-0009/P21-0009): Submitted on September 16, 2021, this project consists of a request to zone change this parcel from One-acre Residential (R1A) to Single-Unit Residential (R1). The project also includes a parcel map application to divide the existing parcel into 4 lots ranging in size from 8,125 square feet to 14,999 square feet.

Hyder Tree Farm Rezone for APN 085-540-003 (Z21-0010): Submitted on October 13, 2021, this project consists of a request to zone change this parcel from Timber Production Zone (TPZ) to Limited Agricultural (LA). The project also includes a Williamson Act Contract.

Greenwood Estates Rezone for APN 082-411-004 (Z21-0012/PD21-0003/TM21-0001): Submitted on October 21, 2021, this project consists of a request to zone change this parcel from Multi-unit Residential -Design Control Overlay (RM-DC) to Multi-unit Residential -Planned Development Overlay (RM-PD). The project also includes a tentative subdivision map to create 10 lots ranging in size from 3,394 square feet to 4,389 square feet.

The Town & Country Village APNs 119-080-021 and -023 (Z21-0013/SP-R21-0002/PD21-0005): Submitted on December 30, 2021, this project consists of rezoning two existing Bass Lake



Hills Specific Plan zones. The project also includes a revision to the Bass Lake Hills Specific Plan and a Planned Development Application.

Discretionary Development Applications

In 2021, a total 218 discretionary development applications were submitted to the County. Discretionary development applications are subject to conditions of approval that require consistency with General Plan goals and objectives. The discretionary development applications received by the Planning and Building Department during calendar year 2021 are summarized in Table 1 below (on the next page).



Table 1: Summary of Discretionary Development Applications Filed in 2021^{1, 2, 3}

Application Types	Applications Submitted in 2021			
	New Request	Approved	Denied/ Withdrawn/ Unpaid/Hold	Still in Process
Certificate of Compliance	3	1		2
Commercial Cannabis Operating Permit	5			5
Commercial Cannabis Pre-Application	7			7
Commercial Cannabis Use Permit	8			8
Conditional Use Permits	100	83	5	12
Design Review Permits	11	7	3	1
Development Agreements				
Development Plans	8	1		7
General Plan Amendments ₁	4	2		2
Minor Use Permits	1	1		
Parcel Maps	10	3	1	6
Pre-Applications	21	15	2	4
Rezoning ₁	13	3		10
Specific Plans	2			2
Subdivision Maps	13	8		5
Temporary Use Permits	5	4	1	
Variances	3	2	1	
Williamson Act Contracts	4			4
Totals	218	130	13	75

Table 1 Notes:

1. Table only identifies applications initiated in 2021.
2. County-initiated projects (“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance Revisions, Administrative Permits, Lot Line Adjustments, Vacation Home Rentals, and Site Plan Reviews are not included.
3. Multiple discretionary development applications may be filed for the same project. For application details, refer to the Planning Services “eTRAKiT” webpage below:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>



7. ADDITIONAL CONTENT

A. Review of: Interagency or intergovernmental coordination efforts and identify areas for improvement. This may include participation in a regional blueprint or partnerships with State or Federal programs.

During 2021, the County continued ongoing intergovernmental coordination with the City of Placerville regarding City/County housing programs and various opportunities to streamline delivery of public services and programs. The County also coordinated regional transportation planning efforts with the El Dorado County Transportation Commission (EDCTC) including participation in monthly meetings with EDCTC staff, stakeholder, and technical advisory committees for various grant-funded projects, the SB 743 Implementation Project, and the US 50 Camino Safety Project. The County also coordinated with the Sacramento Area Council of Governments (SACOG) by participating in meetings with SACOG's Regional Planning Partnership, Planners Committee, SB743 Implementation Working Group, Model Update Working Group, and Regional Smart Region ITS Partnership. Ongoing coordination efforts included providing input in the updates to the region's long-range Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), distribution of affordable housing in the region, Regional Housing Needs Assessment (RHNA) and planning efforts related to land use, transportation, and air quality. Staff also coordinates with Caltrans through Inter-Governmental Agency Review process and participates in the US 50 Integrated Corridor Management (ICM) Stakeholders group.

B. Review of: The implementation of mitigation measures from the General Plan Final Environmental Impact Report or Negative Declaration.

The review of the implementation of the mitigation measures is addressed in the "General Plan Implementation" section of this report.

C. Review of: Equity planning considerations of the General Plan, such as impacts on particular ethnic or socioeconomic population groups (i.e., environmental justice issues).

The review of the equity planning consideration of the General Plan, such as impacts on particular ethnic or socioeconomic population groups (environmental justice) were not analyzed or addressed as a separate element component of the 2004 General Plan. The California Environmental Protection Agency (EPA) created an Environmental Justice Task Force in 2016. The Environmental Justice Task Force's mission is to facilitate the use of environmental justice considerations in compliance and enforcement programs and enhance communications with community members to maximize benefits in disproportionately impacted areas. The Environmental Justice Task Force has conducted separate initiatives in parts of Fresno and Los Angeles with the goal of increasing



compliance with environmental laws in these areas. The EPA has developed “CalEnvironScreen Version 4.0,” which is a screening tool used to help identify California communities that are disproportionately burdened by multiple sources of pollution. In 2021, according to this data source, El Dorado County continues to rank between the lowest 20% of California communities with multiple sources of pollution; therefore, making El Dorado County a low risk for environmental justice issues. Additional information can be found at the California EPA website at <https://calepa.ca.gov/envjustice/>. Further analysis was conducted in 2021 to identify Disadvantaged Unincorporated Communities (DUCs), ethnic, or socioeconomic population groups in El Dorado County. The study did not identify any disadvantaged communities. In accordance with Government Code Section 65588, the County will continue to review and if necessary, amend its general plan to update the analysis required by this section with each Housing Element Update cycle. The 2021-2029 Housing Element Update includes an extensive Assessment of Fair Housing and incorporates measures to ensure equality and access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other State and Federal fair housing and planning law.

D. Summarize efforts to: Promote infill development, reuse, and redevelopment particularly in underserved areas while preserving cultural and historic resources.

The County Mixed Use Design Manual, adopted in December 2015, was developed to provide a framework for good design that promotes economic and cultural revitalization while respecting historical foundations, including El Dorado County’s historic Gold Rush heritage. For excellence in design, the Mixed Use Design Manual won the 2017 Award of Excellence in Urban Design from the California Chapter of the American Planning Association, Sacramento Valley Section. The Mixed Use Design Manual is available on the County website:

<https://www.edcgov.us/government/longrangeplanning/landuse/supportingdocuments/feirjuly2015/documents/Mixed-Use-Design-Manual-Final-12-15-2015.pdf>

In 2020, the County was awarded a Local Early Action Planning grant from the state to fund the development of an Infill Incentives Ordinance. The Infill Incentives Ordinance will assist developers in addressing barriers to residential infill development that currently exists in the County of El Dorado by providing incentives that may relax standards for certain types of residential development. A scope of work was developed in 2021 for a request for proposal to engage a consultant to further the County’s development of the Infill Ordinance. By adopting a new Infill Incentives Ordinance, the County of El Dorado will promote residential infill development that aligns with the County’s General Plan Land Use Element policy to implement a program promoting infill development in existing communities [Policy 2.4.1.5]. Incentives may include, but are not



limited to, modifications of development standards to provide ministerial approvals thereby accelerating housing production, such as reduced parking and setback requirements to accommodate smaller or odd-shaped parcels. Allow for limited multi-family housing models in single family residential zones (duplex, triplex, and fourplex) and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low-, low- and moderate-income households. The County anticipates being able to double the housing capacity of current infill locations with adoption of the Infill Incentive Ordinance by 2023.

E. Summarize efforts to: Protect environmental and agricultural resources and other natural resources.

In 2021, the efforts to protect environmental, agricultural resources, and other natural resources were ongoing implementation of the existing implementation measures. The County of El Dorado does not have anything further to declare that was not already addressed in other sections of this report.

F. Summarize efforts to: Encourage efficient development patterns.

The 2004 General Plan includes vision statements, goals and objectives that encourage efficient development patterns. The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where growth will be directed as a means of providing for a more manageable land use pattern. The concepts of the Plan also recognize that differing levels of service will occur within community and rural areas, as noted below:

1. Community Regions where growth will be directed and facilitated;
2. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
3. Rural Regions where resource-based activities are located will be enhanced while accommodating reasonable growth.

In 2021, 218 Discretionary Development Applications (see Table 1) were submitted to the County. Conditions of approval require a finding of consistency with the General Plan Vision, Goals, and Objectives supporting efficient development patterns.



G. Describe the jurisdiction's strategy for: Economic development - Depending on the needs of your jurisdiction, this analysis could include information on the ratio of jobs to dwelling units, tax revenues, demographics, census information, etc.

In calendar year 2021, the Office of Economic Development, a division within the Planning and Building Department, accomplished several key activities to further the County's economic development goals. These details are discussed in the Economic Development Element section of this report.

During the pandemic, our department continued to work on business retention attraction efforts to assist local businesses in our County. Our team also worked with CAO and the board on offsetting impacts of tourism with Transient Occupancy Tax funds (TOT) that led to funding agreements that assisted our local fire department and utility districts.

H. Describe the jurisdiction's strategy for: Monitoring long-term growth - For example: population growth, employment growth, land use development, and the provision of adequate supporting public services and infrastructure.

General Plan Policies 2.9.1.1 and 2.9.1.2 direct that the County shall monitor on an annual basis and every five years, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. In addition to the annual reporting and monitoring data found in this report, the next five-year review for 2016-2020 is anticipated to be completed in October 2022.

I. Outline department goals, objectives, and responsibilities, as they relate to land use planning.

The Planning and Building Department, Planning Services Division, Long Range Planning (LRP) unit is responsible for assisting the Board of Supervisors in developing policies, plans, ordinances, and programs that support the goals and objectives of the County's General Plan. Long range planning involves highly complex and diverse land use and housing decisions that require a careful balancing of competing economic, environmental, and social interests. Long Range Planning's Mission Statement is to "Serve the needs of El Dorado County's current and future residents, businesses, and visitors by providing accurate information, impartial analysis, and forums for stakeholder discussions to support well-informed long range planning decisions, and facilitating implementation of Board-adopted plans, policies and ordinances."

On April 13, 2021, the Board endorsed the Long Range Planning Project Prioritization Matrix for Fiscal Year 2021-22. This matrix prioritized major County-initiated land use and housing projects managed by Long Range Planning Staff. It also includes a list of other



long range planning projects and ongoing responsibilities. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 4/13/2021, Legistar file: 21-0502).

J. Perform a regional or sub-regional outlook of population growth, housing, job generation, and other socioeconomic trends.

The County continues to coordinate with the Sacramento Area Council of Governments (SACOG) by meeting with SACOG's Regional Planning Partners, Planners Committee meetings, SB743 Implementation Working Group, Model Update Working Group, and Regional Smart Region ITS Partnership. These coordination efforts include providing input in the updates to the region's long-range Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), distribution of affordable housing in the region under Regional Housing Needs Assessment (RHNA). In addition, consulting with SACOG in other planning efforts related to land use, transportation, and air quality.

K. Summarize the comments of other boards and commissions on the general plan implementation.

In 2021, staff did not receive any comments from the Board of Supervisors or the Planning Commission regarding the general plan implementation.

L. Identify and monitor customer service improvements and methods to encourage public involvement in planning activities.

In 2021, the Planning and Building Department's focus was to adjust operations to accommodate businesses to continue operation while working on retention and expansion efforts. The Economic Development Division is continuing to work on the below tasks to enhance customer service standards in order to develop corresponding performance measures:

- Establish a baseline (e.g., develop and conduct a survey to discover deficiencies in customer service);
- Connect the Ombudsman to interview customers as they exit the Planning and Building Department;
- Determine analytical approach to gauge average amount of staff time to process a discretionary permit;
- Conduct studies to analyze the number of permits processed, the number of referrals to the Ombudsman, the number of referrals to Code Enforcement, the number of appeals, and other data points;
- Use "staple me to a process" method (i.e., follow random applications through the process) to determine where there are inefficiencies in current processes; and
- Develop customer-focused procedures, including more user-friendly applications, which make it easier to apply for permits.



In addition, the County of El Dorado continues to make the “California Public Records Act (PRA) Request Submission and Retrieval System” available online. [http://eldoradocountyca.mycusthelp.com/WEBAPP/rs/\(S\(urs2lhsit4vyq1dt5pr2ns0c\)\)/supporthome.aspx](http://eldoradocountyca.mycusthelp.com/WEBAPP/rs/(S(urs2lhsit4vyq1dt5pr2ns0c))/supporthome.aspx)

M. Review and summarize grant administration for land use planning activities.

The County administers various grant-funded projects for advancing land use planning activities and support implementation of the General Plan. Below is a summary of the grants administered during the 2021 calendar year.

Long Range Planning Program Summary

Program	Description	Award Amount	Board Actions	Expenditure Deadline
SB2	The Senate Bill 2 (SB2) funding for housing-related activities that include Community Design Standards for architectural design (e.g., themes, style, color, materials, and features), compatibility measures, and prototypes for multi-family residential development, as well as a Pre-Approved Accessory Dwelling Unit (ADU) Plan Program. The ADU Plan Program is projected to encourage construction of ADUs by offering property owners a pre-approved ADU building plan and optional facades.	\$310,000 3/11/20	10/22/19 Legistar <u>19-1446</u> , Agenda item #23	2/28/23 (Extended)
LEAP	Local Early Action Planning Grants Program (LEAP). Available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515.03 (Chapter 159, Statutes of 2019). The LEAP Program provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation (RHNA).	\$500,000 (Standard Agreement Pending)	5/19/20 Legistar <u>20-0570</u> Agenda item #17	12/31/23
REAP(1)	Assembly Bill 101 established the Local Government Planning Support Grants Program to provide regions and jurisdictions	\$35,000	11/10/2020 Legistar 20-1320 Agenda item #32	10/15/2021



	with one-time funding to establish priorities that increase housing planning and accelerate housing production. The County was awarded funding to assist with the 2021-2029 Housing Element Update.			
REAP(2)	The County received additional REAP funding from SACOG to develop and adopt an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households. The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the County's Land Development Manual (LDM), Residential Development Processing Procedures; and Infill Incentives Ordinance.	\$90,000	10/12/2021 Legistar 21-1328, Agenda Item #17	8/1/2023
HOME	2019 HOME Investment Partnerships Program Grant Program Activities allocation application to the California Department of Community Development to provide additional resources up to \$1,000,000 for the County's ongoing First-Time Homebuyer Loan Program.	\$983,000 (Standard Agreement Pending)	12/17/19 Legistar <u>19-1680</u> Agenda item #42	Awarded 10/13/20
PLHA	Permanent Local Housing Allocation (PLHA) Grant and 5-Year Plan. Locally administered Affordable Housing application in partnership with HHSa for housing development and homeless services. Potential \$2,879,994 over 5 years.	Potential (1 st year) \$479,995 2020-21	7/14/20 Board Agenda	Awarded 2020 Funding roll over

Economic Development Program Summary

During 2021, the Office of Economic Development continued the ongoing collaborative project with the El Dorado County Transportation Commission (EDCTC) on the El Dorado Hills Business Park Community Transportation Plan, which will address current and future transportation needs while developing a unified vision for the future development of the El Dorado Hills Business Park. The Office of Economic Development allocated \$18,000 in matching funds towards the overall project grant of \$144,000 dollars, which was awarded on August 13, 2018, as part of the Federal Highway



Administration State Planning and Research Part 1 program. The EDCTC is collaborating with the County and other agencies as needed to create a plan for the business park that is supported by and effectively serves stakeholders, tenants, patrons, and the general public. The vision for future development of the business park may require rezoning and general plan amendments to allow additional uses that will complement the vision. This process was completed in 2021 and there will be future presentations to various Boards, Commissions, and Committee's.

Department of Transportation Program Summary for Grant Funded Projects

During 2021, the Department of Transportation delivered or worked on several roadway, bridge, active transportation, and erosion control projects for both the West Slope and the Lake Tahoe Basin utilizing a variety of grant funding sources. The projects and funding sources are summarized below.

Funding Source Key:

ATP = Active Transportation Program
Caltrans = California Department of Transportation
CTC = California Tahoe Conservancy
CMAQ = Congestion Mitigation and Air Quality
EDCTC = El Dorado County Transportation Commission
FHWA = Federal Highway Administration
FLAP = Federal Lands Access Program
HBP = Highway Bridge Program
HSIP = Highway Safety Improvement Project
LPP = Local Partnership Program
MC&FP = Missouri Flat Master Circulation and Funding Plan
OTS = Office of Traffic Safety
RSTP = Regional Surface Transportation Program
SACOG = Sacramento Area Council of Governments
SB 1 = California Senate Bill 1 – The Road Repair and Accountability Act of 2017
SHOPP = State Highway Operations and Protection Program
STBGP = Surface Transportation Block Grant Program (Previously RSTP)
SWRCB = California State Water Resources Control Board
TRPA = Tahoe Regional Planning Agency
TIF = Traffic Impact Fee Program (Previously Traffic Impact Mitigation Fee)
Urban STBGP = Urban Surface Transportation Block Grant Program
USFS = United States Forest Service
Utility = funding from various Utility providers

West Slope:

Bucks Bar Road at the N. Fork Cosumnes River Bridge Replacement [CIP 36105003 (77116)]

Replacement of the existing bridge at North Fork Cosumnes River, in addition to widening and minor realignment of Bucks Bar Road at the bridge approaches.



Grant Funding: HBP, RSTP Exchange Funds-Caltrans, RSTP Exchange Funds-EDCTC, RSTP Match Funds-Caltrans. Local Funding: Road Fund, TIF.

Camino Frontage Road – Pondorado Extension [CIP 36105064 (72383)]

Construct a two-lane roadway connecting the Camino Safety Project Phase 1 (from the proposed under-crossing near Pondorado Rd.) to the Class I Upper El Dorado Trail Extension Project located along the existing railroad corridor of the El Dorado Trail. This project also provides a staged solution compatible with the U.S. Camino Safety Project Phase 2 future interchange and includes driveway connections and a trail parking area. *Grant Funding: RSTP Exchange Funds – Caltrans, and RSTP Federal Funds – Urban STBGP – SACOG.*

Cedar Ravine Road at Weber Creek Bridge Rehabilitation [CIP 36105046 (77142)]

The project includes rehabilitation of the bridge at Weber Creek, widening and improvements at the bridge approaches. *Grant Funding: HBP. Local Funding: TIF.*

Clear Creek Road at Clear Creek (0.25 mi E of Sly Park Road) [CIP 36105006 (77139)]

Project includes replacement of the bridge at the Clear Creek crossing, widening, and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange-EDCTC. Local Funding: Road Fund.*

Clear Creek Road at Clear Creek (1.82 mi E of Sly Park Road) [CIP 36105005 (77138)]

Project includes replacement of the bridge at the Clear Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP. Local Funding: Road Fund.*

Diamond Spring Parkway Phase 1A – SR-49 Realignment [CIP 36104025 (72375)]

Realign SR-49/Diamond Road from Pleasant Valley Road to north of Lime Kiln Rd. Project includes realignment of SR-49/Diamond Road to the west to create a frontage road for residences along the east. SR-49/Diamond Road will be improved with 12-foot lanes and 8-foot shoulders. Project includes signal modifications at Pleasant Valley Road/SR-49 intersection and underground utility district. *Grant Funding: RSTP Exchange Funds-EDCTC, SHOPP. Local Funding: Road Fund, MC&FP, Utility, Tribe, TIF.*

Diamond Spring Parkway Phase 1B [CIP 36105011 (72334)]

The project will provide a four-lane arterial roadway with concrete curb, gutter and sidewalk on both sides from Missouri Flat Road east of Golden Center Drive to a new T-intersection with SR-49 south of Bradley Drive. The project also includes widening and improvements to SR-49/Diamond Road from the new roadway intersection to Lime Kiln Road and signalization of multiple intersections as well as a sidewalk on the east side of SR-49. *Grant Funding: LPP – Caltrans. Local Funding: MC&FP, TIF, Tribe, Road Fund.*

El Dorado Trail – Halcon to Carson Road [CIP 36109007 (97017)]

Project is to design and construct an extension of the El Dorado Trail from the terminus at Halcon Road (CIP Project #97012) to the proposed future U.S. Highway 50 undercrossing at Upper Carson Road. *Grant Funding: CMAQ, RSTP Exchange Funds-Caltrans.*



El Dorado Trail – Missouri Flat Road Bike/Ped Overcrossing [CIP 36109002 (97015)]

Project is to construct a bicycle/pedestrian over-crossing as part of the El Dorado Trail at Missouri Flat Road. *Grant Funding: CMAQ.*

Green Valley Road Widening – County Line to Sophia Parkway [CIP 36105013 (72376)]

This project consists of widening Green Valley Road from the El Dorado County line to Sophia Parkway from two to four lanes, undivided; includes curb, gutter and sidewalk and Class II bicycle paths. This project is part of the City of Folsom’s Green Valley Road Widening Project (SACOOG ID #SAC21280). *Grant Funding: RSTP Exchange-EDCTC. Local Funding: TIF.*

Green Valley Road at Indian Creek Bridge Replacement [CIP 36105014 (77127)]

Project includes replacement of the bridge at the Indian Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange-EDCTC, RSTP Match-Caltrans. Local Funding: TIF, Road Fund.*

Green Valley Road at Mound Springs Creek Bridge Replacement [CIP 36105015 (77136)]

Project includes replacement of the bridge at the Mound Springs Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange Funds-Caltrans, RSTP Exchange Funds-EDCTC. Local Funding: Road Fund, TIF.*

Green Valley Road at Tennessee Creek Bridge Replacement [CIP 36105016 (77109)]

Project included replacement of the bridge at Tennessee Creek, widening and realignment of Green Valley Road including a two-way left turn lane, and a traffic signal at Green Valley Road/North Shingle Road. Project includes post-construction replanting and monitoring. *Grant Funding: HBP, HSIP, RSTP Exchange Funds – Caltrans, Transportation Community & System Preservation, RSTP Match Funds – Caltrans. Local Funding: Road Fund, TIF, EID.*

Greenstone Road at Slate Creek Bridge Replacement [CIP 36105019 (77137)]

Project includes replacement or rehabilitation of the bridge at the Slate Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange Funds-Caltrans. Local Funding: Road Fund.*

Hanks Exchange at Squaw Hollow Creek Bridge Replacement [CIP 36105020 (77135)]

Project includes replacement or rehabilitation of the bridge at the Squaw Hollow Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange Funds-Caltrans. Local Funding: Road Fund.*

Ice House Road Pavement Rehab [CIP 36105023 (72191)]

The County is working with the FHWA on design and construction for asphalt concrete rehabilitation of 8.3 miles of Ice House Road from Pickett Pen Road (MP15.64) to the



northern intersection of Wentworth Springs Road (MP23.94). *Grant Funding: Federal Lands Access Program (FHWA/FLAP). Local Funding: SMUD.*

Intersection Safety/Pedestrian Safety Improvement [CIP 36105061 (72196)]

Project includes construction of pedestrian safety improvements on Pleasant Valley Road at 4 locations. Crossings include: Oriental Street, Church Street, Racquet Way, and Pleasant Valley Road between Toyon Drive to Pearl Place. *Grant Funding: HSIP, RSTP Exchange Funds-EDCTC. Local Funding: Road Fund.*

Intersection Safety/Sight Triangle Improvement [CIP 36105062 (72197)]

Project includes construction of sight Triangle Improvements along Pleasant Valley Road at 5 locations. Crossings to be improved include Zandonella Road/Big Cut Road, Hanks Exchange Road, Cedar Ravine Road, Newtown Road, and Leisure Lane. *Grant Funding: HSIP, RSTP Exchange Funds-EDCTC. Local Funding: Road Fund.*

Merrychase/Country Club – Sidewalks, Class II/III Bike [CIP 36105025 (72312)]

Project includes approximately 2,100 linear feet of new sidewalks and the installation of 2.1 miles of Class II bike lanes and Class III bike routes. Other improvements include new crosswalks, solar powered flashing beacons and new or upgraded curbs, ramps and gutters. *Grant Funding Sources: CMAQ, and RSTP Exchange Funds – Caltrans. Local Funding: Road Fund*

Mosquito Road Bridge at South Fork American River Bridge Replacement [CIP 36105028 (77126)]

Project includes replacement of the bridge at the South Fork American River crossing, widening and realignment at the bridge approaches. *Grant Funding Sources: HBP. Local Funding: Road Fund, SMUD.*

Mount Murphy Road at South Fork American River Bridge Replacement [CIP 36105029 (77129)]

Project includes replacement of the bridge at Mount Murphy Road at the South Fork American River crossing, widening and potential realignment at the bridge approaches. *Grant Funding Sources: HBP. Local Funding: Road Fund.*

Newtown Road at South Fork of Weber Creek Bridge Replacement [CIP 36105030 (77122)]

Project includes bridge replacement at the South Fork Weber Creek (Bridge No. 25C0033, PM 4.4), widening improvements with horizontal and vertical realignment of Newtown Road at each bridge approach side, safety railing, improvements to roadway drainage and retaining walls. Advanced planning study has demonstrated a need for a substantial increase in the size of the retaining walls. *Grant Funding: HBP, RSTP Exchange Funds-Caltrans, RSTP Exchange Funds-EDCTC, RSTP Match Funds-Caltrans. Local Funding: Road Fund*

Oak Hill Road at Squaw Hollow Creek Bridge Replacement [CIP 36105031 (77134)]



Project includes replacement or rehabilitation of the bridge at the Squaw Hollow Creek crossing, widening and improvements at the bridge approaches. *Grant Funding: HBP, RSTP Exchange Funds-Caltrans. Local Funding: Road Fund.*

Pedestrian and Bicycle Safety Program

Develop an educational/community outreach program with a specific emphasis in areas of the County where data shows a disproportionately high number of pedestrian and bicycle collisions. This program will encourage safe walking and bicycling behaviors for users of El Dorado County's growing active transportation network.

Grant Funding: California Office of Traffic Safety

Ponderosa Road Class 2 and Sidewalks [CIP 36109009 (97018)]

Project includes the addition of a Class II bike facility on Ponderosa Road.

Grant Funding: CMAQ

Pony Express Trail Bicycle and Pedestrian Improvements [CIP 36109010 (97019)]

Project includes the construction of a Class II bike lane and paved pathway along Pony Express Trail Road between Sly Park Road and Sanders Drive. *Grant Funding: CMAQ.*

Road Safety Improvements Various Locations [CIP 36105060 (72195)]

High friction surface treatments for the following 15 locations: South Shingle Road at Silver Oaks Lane, South Shingle Road at Fernwood Drive, Cedar Ravine Road at Elysian Way, Forni Road and Ivy Trail, Sly Park Road at Mayflower Road, Forni Road at Wamego Road, Greenstone Road at Greenstone Cutoff, Beatty Drive at Alexandra Drive, Meder Road at Resler Way, Bucks Bar Road at Palace Lane, Cameron Park Road at Hacienda Road, Cedar Ravine Road at Camp Nauvoo Road, Cambridge Road at Knollwood Drive, Salmon Falls Road at Persia Lane, and Mother Lode Drive at Ridge Drive. *Grant Funding: HSIP.*

Silva Valley Parkway/Harvard Intersection Improvements [CIP 36105036 (72378)]

Improvements include constructing additional capacity for the right and left turn pockets in both directions and adding a southbound through lane at the intersection. Additionally, the project will improve bike lanes and optimize the traffic signal for safety and efficiency. *Grant Funding: CMAQ, RSTP Federal Funds- Urban STBGP-SACOG.*

Silva Valley Parkway Bike Path Drainage Improvement [CIP 36109011 (72313)]

Silva Valley Parkway Class I Bike Path storm drainage will be improved between Harvard Way and Appian Way. The improvement includes installation of storm drainage ditch, inlets, and culvert crossings within the existing bike path prism.

Grant Funding: RSTP Federal Funds- Urban STBGP-SACOG.

U.S. 50/Camino Area Safety Project [CIP 36104015 (71319)]

The goal of the US 50 Camino Area Safety Improvement Project is to reduce accidents in the area. A preliminary study completed and approved by Caltrans in 2010 looked at alternatives and recommended limiting at grade crossings, improve parallel capacity and suggested extending Ponderosa Road east to a US 50 undercrossing and future interchange for north-south connectivity. Caltrans is the lead agency on this phased project and has completed a Project Study Report and Environmental document.



Caltrans started Phase 1 construction in 2020, which includes a US 50 median barrier and a new undercrossing near Camino Heights. The future Phase 2 proposes a new interchange at the Upper Carson Rd exit and is pending additional funding. *Grant Funding: CMAQ, RSTP Exchange Funds-EDCTC, HSIP, Urban RSTP. Local Funding: TIF, Road Fund.*

U.S. 50/Ponderosa Rd/So. Shingle Rd Interchange Improvements [CIP 36104010 (71333)]

Capacity improvements to the interchange include widening of the existing US 50 overcrossing to accommodate five lanes and the realignment of the westbound loop on-ramp, ramp widening, and widening of Ponderosa Road, Mother Lode Drive and South Shingle Road. *Grant Funding: RSTP Federal Funds- Urban STBGP-SACOG. Local Funding: TIF, Road Fund.*

Tahoe Basin

Apache Avenue Pedestrian Safety and Connectivity Project [CIP 36107021 (95199)]

Apache Avenue is a major collector that serves motorists, cyclists, and pedestrians that access residences, parks, and schools. This project includes reconstruction of Apache Avenue from US 50 to the Lake Tahoe Environmental Science Magnet School, improve the use of existing right of way by adding class II bicycle lanes, a class I multi-use path on one side of the road and a sidewalk on the other side of the road. *Grant Funding: CMAQ, RSTP Exchange - TRPA. Local Funding: TRPA/Air Quality, TRPA/Water Quality.*

Apache Avenue/US Highway 50 Intersection Improvement Project [CIP 36104016 (72380)]

Project includes planning, design and construction of improvements to the existing intersection of US 50 and Apache Avenue in the community region of Meyers in the Tahoe Basin. Improvements will include either a roundabout or an upgraded intersection and enhancements to pedestrian and bicycle facilities in the vicinity of the intersection. *Grant Funding: CMAQ, RSTP Exchange - TRPA. Local Funding: TRPA/Air Quality.*

Country Club Heights Erosion Control Project [CIP 36107009 (95191)]

The Country Club Heights Erosion Control Project is between Crystal Air Drive at the upper southerly boundary to U.S. Highway 50 to the north and Thunderbird Drive at the upper westerly boundary to the Upper Truckee River to the west. The main goal of this Project is to reduce very fine/fine sediment from the County right-of-way from reaching the Upper Truckee River near Elks Club Road to the Total Maximum Daily Level (TMDL) set by Lahontan Regional Water Quality Control Board under the National Pollution Discharge Elimination System (NPDES) permit conditions. *Grant Funding: CTC, USFS, State of California. Local Funding: TRPA/Water Quality, TRPA/Stream Environmental Zone.*

County Service Area (CSA) #5 Erosion Control Project [CIP 36107003 (95157)]

This project is located in the far northeasterly corner of El Dorado County in Tahoma. The goal of the project is to improve the clarity of Lake Tahoe by reducing the



detrimental water quality impacts of the CSA 5 subdivision in Tahoma by replacing existing drainage infrastructure with modern components that allow sediment to drop out of the drainage systems before being conveyed into Lake Tahoe. *Grant Funding: South Tahoe Public Utility District, USFS. Local Funding: TRPA/Water Quality, CSA 5.*

Guardrail Updates Tahoe [CIP 36105063 (72198)]

Project includes replacement and upgrade of various existing metal guardrail systems within the Tahoe basin. *Grant Funding: HSIP*

Meyers Stream Environment Zone/Erosion Control Project [CIP 36107007 (95179)]

The Meyers Stream Environment Zone/Erosion Control Project is located in Tahoe Paradise-Meadowvale, Tahoe Paradise-Mandan and Meyers Residential. The main goal of the Project is to improve the clarity of Lake Tahoe by reducing the detrimental water quality impacts of the Meyers residential area on Lake Tahoe clarity. The objective of the Project is the reduction in the transport of fine sediment from the Project area by constructing water quality Best Management Practices (BMPs) within the Project area. This Project will be split into several areas with the main area focused on the US 50/Meyers corridor area based on the Pollutant Load reductions models. *Grant Funding: CTC, SWRCB, USFS. Local Funding: TRPA/Stream Environmental Zone.*

Ofling Water Quality Project [CIP 36107016 (95177)]

The Ofling Water Quality Project is within the Country Club Heights subdivision (Unit 5) and Tahoe Paradise Subdivision (Unit 48), more specifically between Crystal Air Drive at the upper northerly boundary to Pioneer Trail to the south and Southern Pines Drive at the westerly boundary to Elks Club Drive to the east. The project benefits will include increased water quality of urban stormwater and dry weather runoff through infiltration, addressing flood management issues with Low Impact Design principles, and community outreach on stormwater as a resource. *Grant Funding: CTC, USFS, SWCRB. Local Funding: TRPA/Water Quality.*

Pioneer Trail/ US Highway 50 Intersection Safety Improvement Project [CIP 36104026 (72379)]

Project includes improvement to the intersection of US 50 and Pioneer Trail in Meyers by replacing the existing signalized intersection with a roundabout. Multiple agencies including El Dorado County, Caltrans Headquarters, Caltrans Maintenance, Caltrans Traffic Operations, CHP, TRPA, FHWA, participated in analyzing the U.S. 50 Meyers Corridor and this intersection for potential safety improvements in 2016. Nearly the entire project is in Caltrans right of way, and when Caltrans procedures are used to determine intersection improvements that will provide the greatest operational and safety benefits, it is likely that a roundabout will be constructed to replace the existing intersection. *Grant Funding: HSIP, CMAQ, RSTP Exchange Funds – Caltrans, RSTP Exchange Funds – TRPA and ATP. Local Funding: TRPA/Air Quality.*

San Bernardino Class I Bike Trail Project [CIP 36107017 (95117)]

Construct approximately 0.37 miles of Class I bike path from East San Bernardino Avenue, just west of the Upper Truckee River, to Tahoe Paradise Park in the community of Meyers in the Tahoe Basin. *Grant Funding: CMAQ, RSTP Exchange Funds – TRPA, ATP, RSTP Federal Funds –Rural. Local Funding: TRPA/Air Quality, TRPA/Water Quality, Road Fund.*



South Tahoe Greenway – Upper Truckee River Bridge at Johnson Meadow [CIP 36107023 (95201)]

The South Tahoe Greenway – Upper Truckee Bridge at Johnson Meadow Project will be built upon the overall South Tahoe greenway shared use path network though the south shore of Lake Tahoe. The project includes construction of approximately 1.2 miles of class I shared use path and to replace a heavily trafficked bridge over the Upper Truckee River damaged by the 2017 winter storms. This project is in the Planning/ Environmental phase. *Grant Funding: RSTP Exchange Funds-TRPA, CTC, Tahoe Fund.*
Local Funding: TRPA/Air Quality.

South Tahoe Greenway Shared Use Trail [CIP 36107022 (95200)]

The South Tahoe Greenway Shared Use Trail Phases 1b & 2 is the second implementation phase of the entire Greenway project. It will cross barriers and close gaps in the bicycle network to form the major north/south connection in South Lake Tahoe. The project constructs 0.95 miles of American Association of State Highway and Transportation Officials (AASHTO) - compliant trail between Glenwood Way and Sierra Boulevard, including 0.77 miles of 10-foot wide asphalt trail and 0.18 miles of elevated boardwalk/bridge. A new bike bridge over Trout Creek, improved local street crossings, and interpretive/wayfinding signage are also part of the project. The first implementation phase of the Greenway, Phase 1a, was constructed in 2015 and described as a separate EIP project. *Grant Funding: CTC, CMAQ, ATP.*

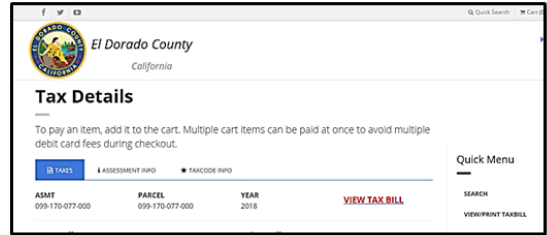
N. Provide a technology review such as implementation of Geographic Information Systems (GIS) or establishment of websites.

In 2021, the County continues with ongoing implementation of two new electronic land management tools launched in 2018. The Planning and Building Department developed a new “TRAKiT” planning, permitting, and parcel management system that replaced the Land Management Information System (LMIS). The public has access to discretionary applications, building permits, the ability to schedule building permit inspections, and research existing code enforcement cases via the following hyperlink: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>. In addition, the public can schedule appointments to meet with a planner over the phone during COVID-19 by utilizing the “tracksoft” program. <http://signin.tracksoftinc.com/default.aspx?guid=35545e8a-b457-4db7-ab2e-d575fcf60354&guid1=1ff73059-7d33-4e8b-acb4-65bcc49f8ed1>





The Assessor's Office implemented a new "Megabyte" property tax management system that replaced their aging mainframe based system. The new system, purchased from Megabyte Property Tax Systems of Rocklin, CA, was part of the County's transition away from an old, costly mainframe system to more current, cost-effective, server-based system for many of its internal processes. The new Megabyte system provides a fully integrated functionality the County has been missing among the County Assessor, Auditor-Controller, and Treasurer-Tax Collector, which all have a hand in the administration of property taxes. The unified system leads to internal efficiencies and cost savings to the County.



The Megabyte system has a research tool that provides the public with property information online and is available at <https://parcel.edcgov.us/>.

In 2021, both land management tools have undergone implementation troubleshooting in their rolling out phase.