



El Dorado County General Plan 2011-2015 Five Year Review



Community Development Agency
Long Range Planning
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Table of Contents

1.0	Framework and Background of the General Plan.....	5
1.1	Legal Framework.....	5
1.2	Background	5
1.2.1	Statement of Vision.....	6
1.2.2	Plan Assumptions.....	6
1.2.3	Plan Objectives.....	8
1.3	General Plan Monitoring and Review	9
1.3.1	Prior Five-Year Review	9
2.0	General Plan Assumptions and Findings.....	10
2.1	Assumption 1: Population Projections.....	10
2.2	Assumption 2: Auburn Dam.....	12
2.3	Assumption 3: Jurisdiction of Other Government Agencies.....	12
2.4	Assumption 4: Agriculture and Timber	12
2.5	Assumption 5: Water Supply.....	15
2.6	Assumption 6: Housing	16
2.6.1	Regional Housing Needs Allocation (RHNA)	17
2.6.2	Affordable Housing Inventory.....	18
2.6.3	Housing Affordability by Income Level	18
2.6.4	Housing Affordability by Wages.....	19
2.6.5	Median Income Housing Index	19
2.6.6	Measure E Potential Regulatory Barriers to Housing and Legal Implications.....	20
2.7	Assumption 7: Traffic Levels of Service.....	22
3.0	Summary of Major Planning Activities by Project for the Five-Year Period 2011 – 2015	23
3.1	Targeted General Plan Amendment and Zoning Ordinance Update.....	23
3.1.1	TGPA-ZOU Project Initiation	23
3.1.2	TGPA-ZOU Environmental Review	23
3.1.3	TGPA-ZOU Project and EIR Adoption	24
3.2	Community Region Boundaries	25
3.2.1	Community Regions/2004 General Plan EIR.....	27

3.3	General Plan 2013-2021 Housing Element Update	30
3.4	Airport Land Use Compatibility Plan (ALUCP) General Plan Conformance Amendment	30
3.5	Storm Water Management Program	31
3.6	Community Planning.....	32
4.0	2011 – 2015 Five-Year Review	33
4.1	Trends in Land Use and Development	35
4.1.1	Population	35
4.1.2	Housing – Residential Development	36
4.2	General Plan Implementation Measures Completed through 2015	39
4.3	General Plan Mitigation Monitoring Program Status	39
4.4	Policy Amendments Completed 2011 - 2015	39
4.4.1	Resolution No. 161-2013 adopted October 29, 2013	39
4.4.2	Resolution No. 208-2014 adopted December 2, 2014	40
4.4.3	Resolution No. 238-2014 adopted December 16, 2014	40
4.4.4	Resolution No. 130-2015 adopted July 28, 2015	41
4.4.5	Resolution No. 196-2015 adopted December 15, 2015	41
5.0	Significant Legislation Enacted 2011 - 2015	42
6.0	2011 – 2015 General Plan Five-Year Review Summary	48
7.0	Anticipated 2016-2021 Work Program	49
7.1	Biological Resources Policy Update	49
7.2	Cultural Resources Ordinance and Cultural Resources Guidelines Update.....	50
7.3	Scenic Corridor Ordinance and Scenic Corridor Design Standards Manual.....	50
7.4	Rare Plant Preserve.....	51
7.5	Community Planning.....	51
7.5.1	Community Identification	52
7.5.2	Physical and Visual Separation of Established Communities.....	53
7.5.3	Mixed Use Development.....	53
7.5.4	Opportunity Areas and Infill Development.....	54
7.5.5	Community Planning Opportunities, Risks and Expectations	55
7.5.6	Meyers Area Plan Update	55
7.5.7	El Dorado Hills Business Park Marketability Analysis.....	56
7.6	Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program Updates ..	56

7.7	Traffic Mitigations from 2004 General Plan EIR.....	57
7.8	Zoning Ordinance Post-Adoption Review	58
7.9	Agricultural “Opt-In” Program Phase II.....	58
7.10	2021 Housing Element Update	58
7.11	General Plan Safety Element – Multi-Jurisdictional Hazard Mitigation Plan.....	58
7.12	Disadvantaged Communities	59
7.13	Storm Water Management Program	59
7.14	Design Improvements Standards Manual/Land Development Manual	59
7.15	2030 and 2050 Greenhouse Gas Emission Reduction Targets	60
7.16	General Plan – Environmental Justice Component.....	62
7.17	Future General Plan Implementation as a Result of Voter-Approved Measure E.....	62

List of Figures

Figure 1: DOF Population Estimates and Growth Trends 1940 – 2015.....	11
Figure 2: El Dorado County Population Projections 2003-2023.....	11
Figure 3: California’s Timber Harvest by Ownership Class, 1947-2012	14
Figure 4: El Dorado County Population Data and Forecasts Through 2036.....	41
Figure 5: Residential Building Permits Issued 1992 – 2015.....	42
Figure 6: Non-Residential New Building Permit Square Footage by Community Region 2000-2015	43
Figure 7: General Plan Employment Growth	44

List of Tables

Table 1: Agricultural (Crop and Livestock) Acreages by Crop Report Year	13
Table 2: Regional Housing Growth Needs 2013-2021, Unincorporated El Dorado County West Slope	19
Table 3: Affordable Housing Inventory (Built 2000-2015).....	20
Table 4: Housing Affordability by Income Level.....	20
Table 5: Housing Affordability by Wages – 2015	21
Table 6: Median Income Housing Index.....	22
Table 7: Multi-Family Land Inventory Adequate Site Analysis Summary	26
Table 8: Residential Density Ranges	40
Table 9: General Plan Housing Supply/Demand	42
Table 10: New Non-Residential Square Footage (2000-2015).....	44

Exhibits

Exhibit A – Tree Mortality Maps

Exhibit B - 2015 General Plan Annual Progress Report

1.0 Framework and Background of the General Plan

1.1 Legal Framework

General Plan requirements are set forth in California Government Code Section 65300 et seq. California state law requires each city and county to “adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” The General Plan is the County’s most basic planning document. It provides the blueprint for development throughout the County and is the vehicle through which competing interests are balanced. The County’s General Plan addresses all aspects of development, including but not limited to housing, traffic, open space, economic development, agriculture and timber, safety, land use, and public facilities.

A general plan by definition looks into the future and attempts to make land use, economic, social, and environmental choices based on assumptions and analysis of existing conditions. General Plans, often referred to as the “constitution” for future development, are intended to embody the community’s long-term goals and vision in regards to public and private land use. The General Plan must be in conformance and compatible with regional plans and other federal and state mandates, specifically, the State Planning and Zoning Law.

On July 19, 2004, the El Dorado County Board of Supervisors (Board) adopted the [2004 El Dorado County General Plan](#). However, the actual effective date of the Plan is September 1, 2005, after the [Writ of Mandate](#) in the case of *El Dorado County Taxpayers for Quality Growth, et.al.*

v. El Dorado County Board of Supervisors was discharged. On August 31, 2005, the [Superior Court of California, Sacramento County ruled](#) that El Dorado County had satisfied every term of the Writ.

1.2 Background

The General Plan provides for long range direction and policy for the land use within El Dorado County. It provides for growth in an environmentally balanced manner, maintains the rural character and quality of the living environment. The Plan also provides adequate infrastructure while conserving agricultural lands, forest and woodlands, and other natural resources.

The 2004 General Plan acknowledges that the County will continue to grow but strives to retain the qualities of its natural resource base, both consumptive and environmental, to maintain its custom and culture and assure its long-term economic stability. This Plan also acknowledges the ecological and historic values of these lands, while saving and conserving

the lands for future economic benefits. The rural character of the County is its most important asset. Careful planning and management can maintain this character, while accommodating reasonable growth and achieving economic stability.

1.2.1 Statement of Vision

The framework of the 2004 General Plan is built upon a statement of vision for future growth in the County, along with plan assumptions and strategies. Plan assumptions provide a basis for the physical planning policies of the General Plan. Plan strategies provide for methods of achieving the visions and goals and to carry forward the Plan's principle purposes.

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 to provide 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.

The 2004 General Plan contains nine Elements: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Public Services and Utilities, 5) Public Health, Safety, and Noise, 6) Conservation and Open Space, 7) Agriculture and Forestry, 8) Parks and Recreation, and 9) Economic Development. Through the appropriate application of the planning concepts, the General Plan identifies overarching objectives and specific implementation measures in each Element that implement the policies of the Plan.

Implementation of the General Plan must be applied comprehensively. No single component can stand alone in the review and evaluation of a development project. It is the task of the policymakers, consistent with state law, to weigh project benefits and consequences against the General Plan as a whole. Project merits should ultimately be determined by its consistency with goals, objectives, and policies of all the elements and the land use map. Development standards set forth in the Zoning Ordinance and other County policies must be consistent with the standards in this Plan. The Plan standards represent a careful balancing of competing economic, social, and environmental interests.

1.2.2 Plan Assumptions

The 2004 General Plan identifies seven assumptions developed in consideration of the physical, economic, and political conditions of the past, present, and future. These assumptions are applicable to the monitoring and review of the General Plan and are as follows:

1. **Population Projections** – The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the planning horizon for the General Plan.
2. **Auburn Dam** – The Plan does not address construction of the Auburn Dam.
3. **Jurisdiction of Other Agencies** – Other agencies will continue to exercise significant policy control over lands within El Dorado County.
4. **Agriculture and Timber** – These industries will remain economically viable during the planning horizon of the Plan.
5. **Water Supply** – An adequate supply of water will be available to serve the County’s current population; additional water supplies will be developed to support projected growth; lack of water availability may change the period of time over which this Plan remains valid; designation of the American or Cosumnes Rivers as “Wild and Scenic” or their drainage basins as “National Recreation Areas” would be incompatible with the County’s water storage objectives.
6. **Housing** – Policies in this Plan and implementing directives will strive to minimize impacts on the County’s affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.
7. **Traffic Levels of Service** – The Plan has been designed to match increases in roadway sizes (capacity) to those (capacity improvements) necessary to meet Level of Service and concurrency policies included in the Transportation and Circulation Element.

Each of the Plan assumptions and findings are discussed later in this report. The 2004 General Plan statement of vision, plan assumptions, strategies, concepts, and overall objectives are described in detail in the Introduction section of the Plan which is available on the County website at: http://www.edcgov.us/Government/Planning/Adopted_General_Plan.aspx

Background information concerning the planning issues addressed in the Plan is contained in the Environmental Impact Report (EIR) certified by the Board of Supervisors in connection with adopting the Plan. The Final EIR is available on the County website at: [http://www.edcgov.us/Government/Planning/Final_Environmental_Impact_Report_\(EIR\).aspx](http://www.edcgov.us/Government/Planning/Final_Environmental_Impact_Report_(EIR).aspx)

1.2.3 Plan Objectives

The 2004 General Plan identifies the following 12 objectives:

1. To develop a strong diversified and sustainable local economy;
2. To foster a rural quality of life;
3. To sustain a quality environment;
4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;
5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;
6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;
7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;
8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;
9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of non-contiguous lands where direct and life cycle costs are greater;
10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;
11. To minimize down planning and/or down zoning where feasible; and
12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses.

1.3 General Plan Monitoring and Review

California Government Code Section 65103(a) requires local governments to periodically review and revise their General Plans as often as they deem necessary. Annual reporting of the status and progress of the General Plan implementation is required (Section 65400(a)(2)) and progress in meeting its share of regional housing needs (Section 65584). The 2015 General Plan Annual Progress Report is attached as Exhibit B).

In 2008, the Legislature passed Senate Bill (SB) 375, which made several important changes to Housing Element law. One key change is extending the housing element planning period from five years to eight years. This change was made to better synchronize the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and Housing Element process (Section 65588(b) and (f)). Any local government that does not adopt a Housing Element within 120 days of the statutory deadline falls out of the eight year cycle and must adopt a Housing Element every four years (Section 65588(b)).

General Plan Policy 2.9.1.2 requires monitoring of the General Plan two years following adoption of the General Plan, and every five years thereafter. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of the Plan, the County is required to make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to, or subtractions from, the land supply and may result in policy changes. Additionally, the boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years, as specified in Policy 2.9.1.4, and through the General Plan review process, as specified in Policy 2.9.1.2, or as the Board deems necessary.

1.3.1 Prior Five-Year Review

On June 30, 2009, the Board received an initial review of the 2004 General Plan that included a comprehensive review of the General Plan assumptions, as well as population, job growth and land use trends. The Board directed staff to proceed with a 12-month action plan and to return in the spring of 2011 with the first five-year review. (The 2009 General Plan Review Report and presentation are attached to Legistar File No. [09-0844](#).)

On April 4, 2011, staff returned to the Board with the first comprehensive five-year review and assessment of how effective implementation of the Plan has been since adoption. This review concluded that the basic General Plan assumptions, strategies, Concepts and Objectives are still valid and have not significantly changed to require any amendments at this time. The review did find areas within the General Plan that could be improved to better address the development of moderately-priced housing, support creation of jobs, capture

more sales tax revenues, and promote and protect agriculture and natural resources (Resolution of Intention [051-2011](#) adopted on April 4, 2011, Legistar File No. [11-0019](#)). The 2011 Five-Year Mitigation Monitoring and Review Report and other supporting documents are attached to Legistar File No. [11-0346](#).

2.0 General Plan Assumptions and Findings

The 2004 General Plan includes seven assumptions developed in consideration of the physical, economic, and political conditions of the past, present, and future. These assumptions provide a basis for the physical planning policies of the General Plan.

2.1 Assumption 1: Population Projections

The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.

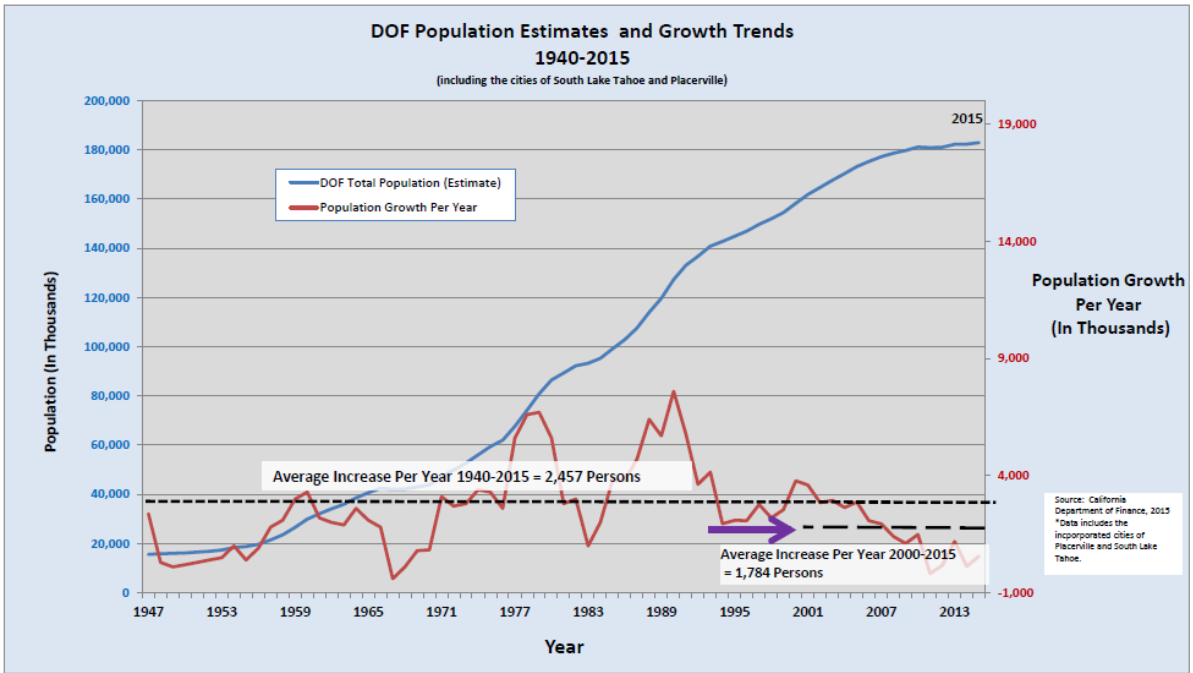
The General Plan assumes and accommodates for a total population of 200,000 in the unincorporated area of the County. Population growth monitoring data collected since completion of the last General Plan Five-Year Review in 2011 is discussed below.

The Department of Finance (DOF) estimated El Dorado County's population in 2015 was 152,500 persons (in the unincorporated area). Therefore, the General Plan can accommodate approximately 47,000 additional persons. From the year 2000-2015, the unincorporated County population has grown at approximately 1.03 percent, or 1,888 persons, per year. The DOF estimates collected for the years 2011-2015 indicate this recent growth rate will likely continue for the foreseeable future, as shown in Figure 1 on the following page.

Findings:

Policies 2.9.1.1 and 2.9.1.2 require the County to monitor population growth on an annual basis and review results of this monitoring every five years to determine if observed growth varied significantly from the major assumptions of the Plan. Population data collected from the years 2011-2015 indicate a remaining population of approximately 47,000 additional persons can be accommodated under the General Plan. Therefore, the assumption that the projected growth of the County can be accommodated over the 20-year planning time horizon remains valid for the 2011-2015 General Plan monitoring period.

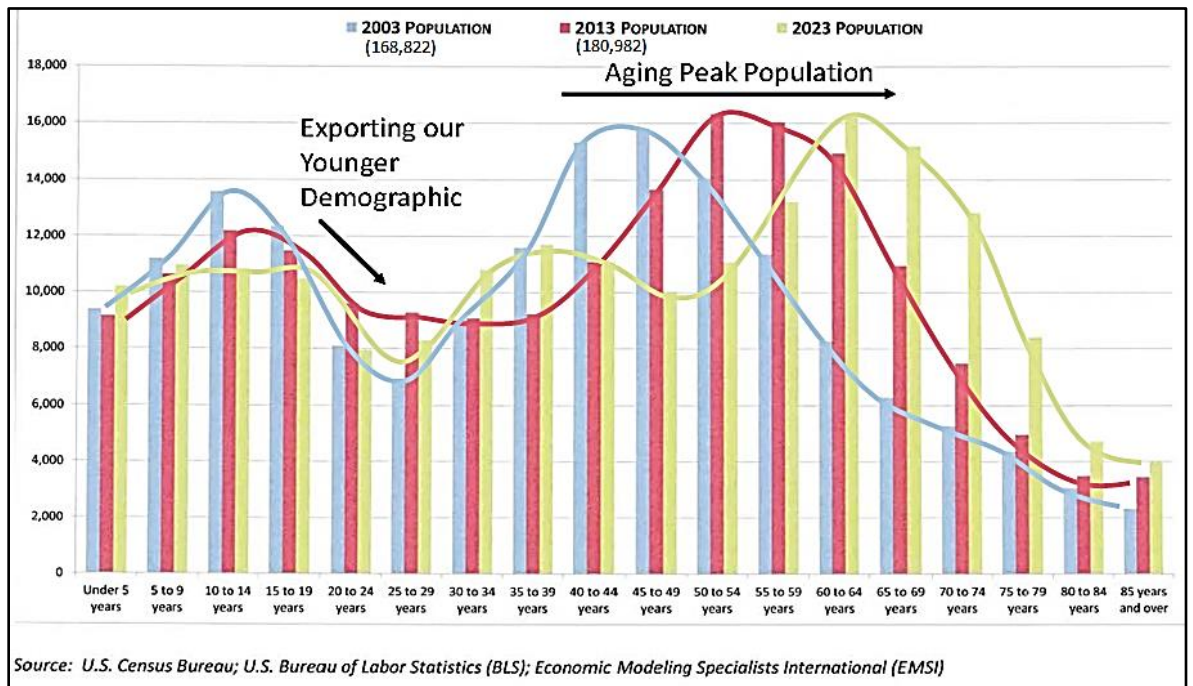
Figure 1: DOF Population Estimates and Growth Trends 1940 – 2015



Source: California Department of Finance, 2015
 *Data includes the incorporated cities of Placerville and South Lake Tahoe

Demographic research indicates the County population is aging and the younger population is declining, as shown in Figure 2 below:

Figure 2: El Dorado County Population Projections 2003-2023



2.2 Assumption 2: Auburn Dam

Authorization for construction of the Auburn Dam is currently not addressed in the General Plan; however, if authorization for the construction is approved, the Plan must be updated within a reasonable time to accommodate this significant change.

Findings:

Since adoption of the 2004 General Plan, Congress de-authorized construction of the Auburn Dam. It is highly unlikely that such a dam will be built in the foreseeable future. As Congress effectively eliminated plans for the construction of the Auburn Dam, the assumption of no construction of an Auburn Dam remains valid for the 2011-2015 General Plan monitoring period.

2.3 Assumption 3: Jurisdiction of Other Government Agencies

Other agencies will continue to exercise significant policy control over lands within El Dorado County.

Findings:

Other government agencies, primarily State of California and federal agencies, exercise policy control over land use and infrastructure planning throughout El Dorado County. Additional state and federal legislation has been enacted since the conclusion of the last five-year review in 2011. Significant legislative actions by the House of Representatives (Assembly Bills) and the Senate (Senate Bills) are summarized in the “Significant Legislation Enacted 2011–2015” section of this report. The full text of legislation is available on the Internet at:

<http://leginfo.legislature.ca.gov/> or at: <https://legiscan.com/CA/legislation>

2.4 Assumption 4: Agriculture and Timber

The agriculture and timbers industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County’s customs, culture, and economic stability.

Findings:

Agricultural Industry: A wide variety of agricultural products, including livestock, continue to be grown or raised in El Dorado County. During the period from 2010-2014, production of some crops or products experienced declines (e.g. Christmas Trees), while production of other crops/products remained steady or experienced modest increases (e.g. grapes, cattle), as shown in Table 1 on the following page. As a whole, the agricultural industry demonstrated continued economic viability for the 2011-2015 General Plan monitoring period.

Table 1: Agricultural (Crop and Livestock) Acreages by Crop Report Year

	1960	1970	1980	1990	2000	2010	2013	2014	2015
Bearing Acres	4385	3246	2959	2772	2954	3307	3466	3449	3580
Apples	343	509	546	745	838	845	850	852	852
Grapes		10	178	715	1565	1946	2123	2109	2221
Pears	3670	2287	1682	738	451	130	105	105	107
Other*	372	440	553	574	100	386	388	383	400
Non-bearing	843	351	245	192	400	261	220	278	199
Miscellaneous**			31	105	47	38	34	36	36
Irrigated Pasture	2500	5240	4500	3000	1100	927	925	925	925
Hay	4000	5500	2000	400	350	216	255	225	225
Total per EDC Crop Report	11728	14337	9735	6469	4851	4749	4900	4913	4965
Christmas Trees (each)		33748	50950	72925	91000	47359	37486	37419	37784
Cattle & Calves (No. of Head)	10500	11400	11288	5922	4300	6078	5978	6810	6204
*cherries, peaches, plums, olives, walnuts									
**berries, nectarines, citrus, chestnuts, avocados, pumpkins, persimmons, tomatoes, truck gardens, etc.									

Source: El Dorado County Agriculture Department Annual Crop Reports
http://www.edcgov.us/Ag/Annual_Crop_Report.aspx

Timber Industry: The local timber industry economic viability declined during the period from 2010-2015 due to reductions in timber production and catastrophic natural events. After more than a century of operation, Sierra Pacific Industries (SPI) lumber mill in Camino closed in May 2009 with a loss of 160 mill worker jobs. The decline in housing starts, combined with reduced timber harvests on nearby national forest lands and state regulatory burdens, were the primary drivers behind SPI’s decision to close the mill. Wildfires also had a significant impact on the timber industry. The decline in local timber production parallels the statewide decline in timber harvest. California’s timber harvest was 1,425 million board feet Scribner in 2012, representing an 18 percent decline since 2006 [USDA, *California’s Forest Products Industry and Timber Harvest, 2012*]. California’s timber harvest from 1947-2011, shown in Figure 3 on the following page, illustrates the declining trend in timber harvest. Wildfires have also had a devastating impact on the County’s timber. In September 2014, the King Fire that started in Pollock Pines destroyed over 97,000 acres including homes, structures, commercial timber plantations, and National Forest. Restoration efforts are still underway.

Figure 3: California's Timber Harvest by Ownership Class, 1947-2012

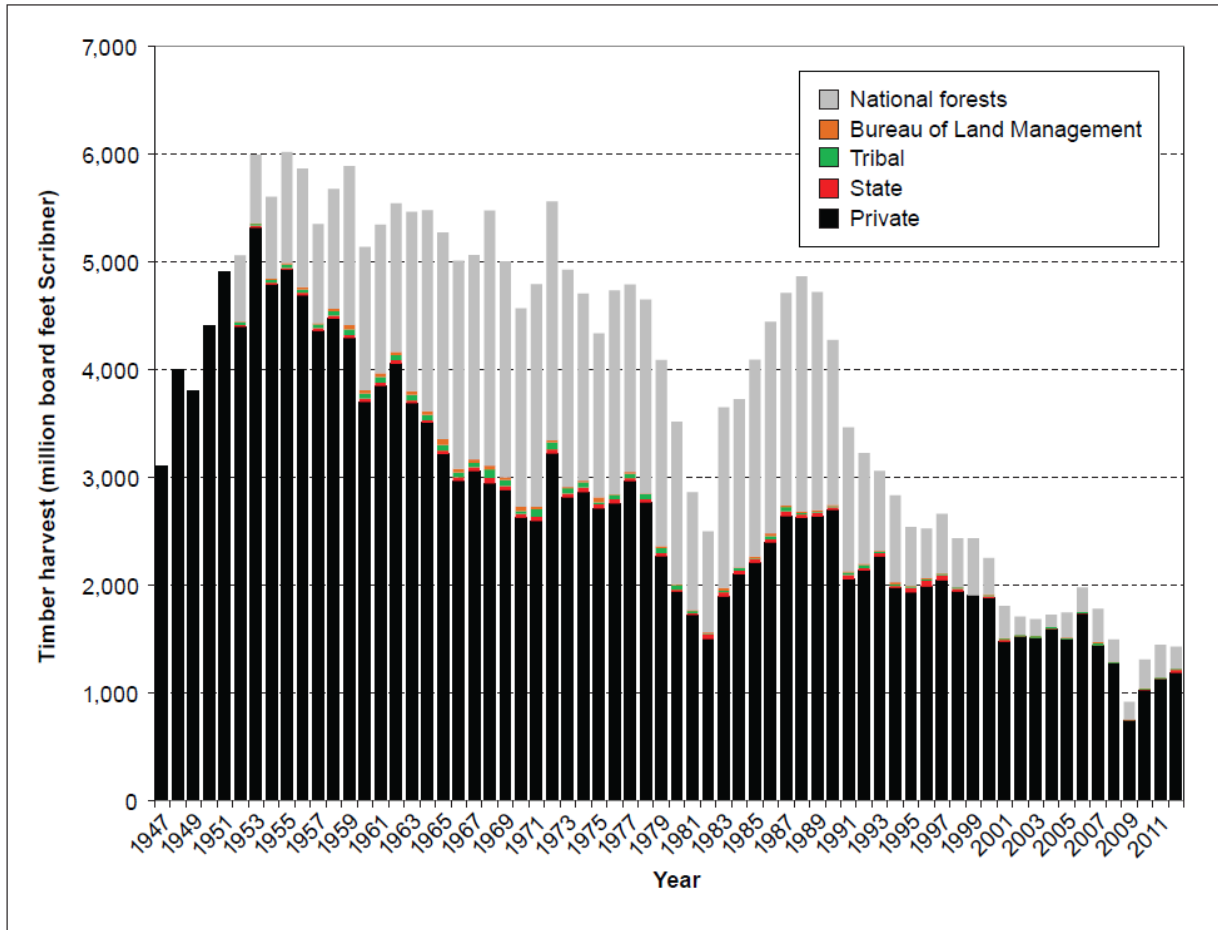


Figure 2—California's timber harvest by ownership class, 1947-2012.

Source: USDA California's Forest Products Industry and Timber Harvest, 2012

Adding to the timber industry challenges were drought conditions from 2010 to 2015 and resulting bark beetle infestations that caused pervasive tree mortality across the Central and Southern Sierra Nevada Mountains. State and federal officials estimated that over 66 million trees are dead and this number continues to rise on a daily basis. El Dorado County has also been affected by this epidemic, with thousands of dead and dying trees threatening public safety and infrastructure. On March 28, 2016, the Board of Supervisors proclaimed a Local State of Emergency due to pervasive tree mortality (see attached Tree Mortality Maps, Exhibit A). The Board later approved the County's Tree Mortality Hazard Tree Removal Plan in May 2016. Additional information may be found on the Tree Mortality web site at: http://www.edcgov.us/Living/Tree_Mortality.aspx.

While the timber industry suffered economic declines from 2010-2015, it is unclear if further Board action as it relates to the General Plan is required at this time.

2.5 Assumption 5: Water Supply

An adequate supply of water will be available to serve the County's current population; additional water supplies will be developed to support projected growth; lack of water availability may change the period of time over which this Plan remains valid; and the designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.

Background:

General Plan Objective 5.1.2 states: *"...it shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service."*

Consistent with General Plan Objective 5.1.2 requirements, based on available water purveyor reports of existing and future water supplies, findings are discussed below.

Findings:

Required water supply sub-findings A-D are listed below. A detailed discussion of each sub-finding follows below with staff's conclusion(s) presented at the end of this section.

Sub-Finding A: An adequate supply of water will be available to serve the County's current population.

The El Dorado Irrigation District (EID), the Georgetown Divide Public Utility District (GDPUD) and the South Tahoe Public Utility District (STPUD) are the primary water purveyors in El Dorado County. The Grizzly Flats Community Services District (GFCSD) also serves approximately 600 residential water customers in the small, south county community of Grizzly Flats. Comprehensive planning efforts to date by these water purveyors, including drought contingency planning, as documented by each purveyor, ensure that adequate water supplies will continue to remain available for existing customers.

Sub-Finding B: Additional water supplies will be developed to support the projected growth.

The three primary public water purveyors: EID, GDPUD, and STPUD, are actively developing required infrastructure, acquiring additional water rights and securing funding sources for expanded water storage and delivery options through the year 2030 and beyond. The goal of these efforts is to ensure water supplies will be available to support projected growth in each of the water districts. However, the GFCSD's limited water supplies may be inadequate to

support future growth in GFCSD's service area unless additional water supply capacity can be obtained. Reports and studies are available on each water purveyor's website (see links below):

- EID – eid.org/
- GDPUD – gd-pud.org/
- GFCSD – grizzlyflatscsd.com/
- STPUD – stpud.us/

Sub-Finding C: Lack of water availability may change the period of time over which this Plan remains valid.

The best available science indicates that hydrological conditions may change over time. The three primary water purveyors (EID, GDPUD, and STPUD) have appropriate comprehensive contingency plans and anticipate adequate water supply will continue to remain available for the County's current and projected population through the current General Plan planning horizon. With the possible exception of water availability within the GFCSD service area, water supplies are deemed adequate for the current planning period. Therefore, the lack of water availability is not anticipated to change the period of time over which this Plan remains valid.

Sub-Finding D: Designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.

As of 2015, no federal or state agency had plans to designate either the American or Cosumnes Rivers or their respective drainage basins as "Wild and Scenic" or "National Recreational Areas." Therefore, with no anticipated designation of either of these rivers, including their respective drainage basins, within unincorporated El Dorado County, there remains no conflict with the County's water storage objectives and this assumption remains valid.

2.6 Assumption 6: Housing

Policies in this Plan and implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.

The General Plan Housing Element sets forth the County's strategy for enhancing and preserving the housing stock to expand housing opportunities for various economics

segments. Along with the Land Use Element, the Housing Element also provides policy guidance for decision-making related to housing.

California Government Code Section 65583 requires the County prepare and adopt an update to the Housing Element of the General Plan that includes a review of the County's ability to accommodate its fair share of the region's housing need. On October 29, 2013, the Board of Supervisors adopted the 2013-2021 Housing Element (Update), which was certified by the California Department of Housing and Community Development (HCD) on November 13, 2013. The Housing Element update provides implementation strategies for effectively addressing the housing needs of the unincorporated county during the 2013-2021 planning period.

State law requires the County ensure that its Housing Element includes sufficient land with appropriate zoning to accommodate its fair share of the region's future housing needs for all income groups through the planning period (Government Code Sections 65863 and 65584.) The Legislature has declared that availability of low-income housing is an area of "statewide concern." Section 65580 states, "[t]he availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order." Unlike other mandatory general plan elements, the Housing Element is required to be reviewed "as frequently as appropriate to evaluate...the appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal." (Section 65588). The Housing Element is also subject to detailed statutory requirements and a mandatory review by a State agency. (Sections 65580-65589.8)

2.6.1 Regional Housing Needs Allocation (RHNA)

State law requires each California jurisdiction to ensure that sufficient land with appropriate zoning is available to accommodate its fair share of the region's future housing needs for all income groups for the 2013-2021 planning period. The Sacramento Area Council of Governments (SACOG) is the agency tasked with identifying housing needs for each jurisdiction within the six-county SACOG region, consistent with state-approved regional forecast totals. On September 20, 2012, the SACOG Board unanimously approved the 2013-21 Regional Housing Needs Allocation (RHNA), a state requirement to determine the number of housing units cities and counties must plan for in their Housing Element Updates. Through this process, SACOG determined that the new housing needed for the El Dorado County unincorporated West Slope area is 3,948 additional housing units for the 2013-2021 planning period, as shown in Table 2 below.

**Table 2: Regional Housing Growth Needs 2013-2021
Unincorporated El Dorado County West Slope**

Very Low	Low	Moderate	Above Moderate	Total
954	669	734	1,591	3,948
24%	17%	19%	40%	100%

Source: SACOG, 9/20/2012

2.6.2 Affordable Housing Inventory

The affordable housing inventory in the unincorporated area of the county between 2000 and 2015 is shown in Table 3 below. Deed restricted units are those units under any form of agreement or statutory requirement to limit occupancy to income-eligible individuals or households. Second units, also known as “granny flats,” are recognized by the state as housing for lower income households. The County also provides for a temporary hardship mobile home or RV permit for property owners to provide affordable housing that allows for in-home care of family members, use by caregiver to assist elderly or handicapped homeowner, or to prevent the dislocation of a family member. Lost inventory represents affordable units approved but never built due to economic or other barriers.

Table 3: Affordable Housing Inventory (Built 2000-2015)

Deed Restricted:	806
Second Units:	519
Hardship	<u>596</u>
Total:	1,921
*Lost Inventory:	(-124)

Source: El Dorado County Housing Community and Economic Development, 2015

2.6.3 Housing Affordability by Income Level

According to current standards, overpayment occurs when a household spends 30 percent or more of gross income on housing. Of those households that overpay, many are lower-income, although housing affordability is also of concern to moderate-income households. Housing costs are trending higher, reducing inventory for even moderate-income earners, as illustrated in Table 4 below.

Table 4: Housing Affordability by Income Level

Moderate Income Housing Scenario – Family of Four:				
Maximum Annual Income (120% AMI*)	Affordable Rent	Affordable Home Price	Average 3 bedroom Sale Price 2015	Average 3 bedroom Sale Price March 2016
\$91,300	\$2,283	\$391,780	\$348,634	\$393,198

*AMI = Area Median Income

Sources: 2014 American Community Survey (1-year estimates)

http://edcar.org/Stats/stats_march2016.pdf

http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

<http://www.labormarketinfo.edd.ca.gov/county/eldorado.html#URLF>

2.6.4 Housing Affordability by Wages

Based on the average home price and median household income for each community, Table 5 on the following page illustrates a wage gap present in every area listed. Because low-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multi-family housing. In many cases, low-income households need subsidized housing due to the gap between what they can afford and the cost of market-rate housing.

Table 5: Housing Affordability by Wages – 2015

Area*	Avg. Home Sale Price	Min. Hourly Wage For Median Home Affordability	Median Hourly Wage**	Affordability Wage Gap (In Hourly Wages)
Countywide	\$ 394,948	\$ 47.93	\$ 32.94	(\$ 14.99)
El Dorado Hills	\$ 579,998	\$ 70.39	\$ 56.88	(\$ 13.51)
Cameron Park	\$ 368,258	\$ 44.70	\$ 35.91	(\$ 8.79)
Diamond Springs	\$340,260	\$ 41.30	\$ 25.23	(\$ 16.07)
Georgetown Divide	\$268,348	\$ 32.57	\$ 22.18	(\$ 10.39)
Pollock Pines/Sly Park	\$236,647	\$28.72	\$ 23.58	(\$ 5.14)

*MLS Home Listing Data Areas
 **2010-2014 ACS 5-Year Estimates per Census Designated Place (CDP)
 Note: CDP boundaries are not an exact match with MLS home listing data boundaries

Sources: Multiple Listing Service (MLS), 2015; U.S. Census Bureau American Community Survey, 2010-2014

2.6.5 Median Income Housing Index

Another form of measure for housing affordability is the house price to income multiplier. This multiple, also known as the median multiple index, is a simplified measure of housing

affordability. It is defined as the ratio between local median house price and county median annual household income. The index provides a summary measure of housing market performance and the degree to which housing is affordable. Using the HUD housing cost standard of 30 percent as the accepted measure of affordability, a median multiple index measure of 3.0 or less would indicate a good marker for the County goal of housing affordability. As shown in Table 6 on the following page, all areas of the County listed exceed the 3.0 affordability index, with El Dorado Hills at the high end with an index of 8.6, and Pollock Pines at the low end with an index of 3.5.

Table 6: Median Income Housing Index

	Area	HCD Annual Median Income for El Dorado County	Average Price for Housing 2015	Median Multiple INDEX*
Target	El Dorado County	\$ 76,100	\$ 225,000	3.0
Actual	El Dorado County	\$ 76,100	\$ 363,373	4.8
	Pollock Pines		\$ 265,171	3.5
	Georgetown		\$ 286,889	3.8
	Camino		\$ 316,679	4.2
	Diamond Springs		\$ 365,688	4.8
	Cameron Park		\$ 373,024	4.9
	City of Placerville		\$ 376,321	4.9
	Coloma		\$ 446,500	5.9
	Shingle Springs		\$ 473,233	6.2
	El Dorado Hills		\$ 654,833	8.6

**Median Housing Index = Average Housing Price divided by Median Income*

Sources: El Dorado County Housing Community and Economic Development; California Department of Housing and Community Development; El Dorado County Association of Realtors statistics, 2015

2.6.6 Measure E Potential Regulatory Barriers to Housing and Legal Implications

On June 7, 2016, El Dorado County voters approved Measure E (“Reinstate Measure Y’s Original Intent – No More Paper Roads”) which amended portions of the TC-X policies of the General Plan. Measure E has potential regulatory barriers to the County meeting its Regional Housing Needs Allocation (RHNA). California Government Code Section 65863 requires an inventory of adequate sites to be available to meet the RHNA to be maintained throughout the planning period. It also prohibits downzoning or “No Net Loss” of sites, except when adequate sites can still be identified to address the regional housing need. In addition, Government Code Section 65913.1 imposes a duty on local government bodies, in exercising their zoning authority and revising their housing elements, to designate and zone sufficient vacant land for residential use with appropriate standards. This zoning designation is in relation to zoning for

nonresidential use, and to growth projections of their general plans, to meet the housing needs for all income categories as identified in the housing element of their general plans.

If the County fails to meet its RHNA, or violates other provisions of state law related to housing as cited herein, potentially exposes the County to protracted litigation until the Housing Element can be found in compliance with state law. Any person can bring a writ of mandate to enforce the State RHNA requirements (Government Code Section 65751). Penalties for noncompliance can be severe. For example, a court can suspend the authority of the County to issue building permits (Section 65755(a)(1)); suspend the County's authority to grant any and all categories of zoning changes, use permits, variances, or both (Section 65755(a)(2)); suspend the County's authority to grant subdivision map approvals (Section 65755(a)(3)); and mandate the approval of all applications for residential housing where the approval will not impact on the ability of the County to properly adopt and implement the Housing Element, if the applications are in compliance with other law (Section 65755(a)(4)). Also, the County can be enjoined by a court for failure to comply with the cited statutes (Section 65757).

Measure E poses new regulatory barriers and economic constraints to construction of nearly all new housing planned for all income categories identified in the housing element of the General Plan, including housing for single family and multi-family dwelling units affordable to persons and households of low or moderate income.

Ultimately, the California Department of Housing and Community Development (HCD) will determine if Measure E is in compliance with Housing Element requirements of state law. The State of California has determined that housing is of vital importance to the economic, environmental, and social quality of life in California. Should the Housing Element fail to be found in compliance with state law, the County would be ineligible to apply for funding opportunities for various housing, recreation and transportation funds.

Finding:

Implementation of the Housing Element goals related to the housing needs for all economic segments in the unincorporated portion of the County may be at risk. Measure E could have potential impacts to the Housing Element, including the requirements to accommodate the County's fair share of RHNA, and maintain "adequate sites" pursuant to state housing element law [Government Code Section 65583]. Further analysis is recommended to explore the possible constraints and solutions to ensure state HCD certification of the Housing Element.

2.7 Assumption 7: Traffic Levels of Service

In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element.

The passage of SB 743 (Steinberg, 2013) changes the way traffic impacts are analyzed in transit priority areas. Instead of an analysis based on motor vehicle delay as described by roadway Level of Service (LOS), traffic impacts are to be analyzed based on other transportation impact metrics that may include, but are not limited to, total Vehicle Miles Traveled (VMT), vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. This change is designed to create a process for changing the way traffic impacts are examined under the California Environmental Quality Act (CEQA). The concept was to take the focus away from vehicle delay, measured by LOS, which has resulted in mitigation requirements to increase intersection and road capacity. Instead, SB 743 seeks to shift the focus to greenhouse gas emissions resulting from trip length, encouragement of transit use, and promotion of a mix of land uses that will reduce automobile demand.

Finding:

The County currently meets the traffic LOS assumption by implementing the CIP and TIM Fee Program. These programs are updated annually with major updates every five years. With the passage of SB 743, this assumption may require amending to address the addition of the VMT metric for CEQA compliance.

3.0 Summary of Major Planning Activities by Project for the Five-Year Period 2011 – 2015

3.1 Targeted General Plan Amendment and Zoning Ordinance Update

3.1.1 TGPA-ZOU Project Initiation

Following the 2011 Five-Year Review, staff initiated several amendments to a limited set of General Plan policies that addressed the Board’s objectives: 1) development of affordable housing, 2) creation of jobs, 3) capture more sales tax, and 4) promote and protect agriculture and natural resources. In November 2011, the Board adopted a Resolution of Intention (ROI [182-2011](#)) to amend these “targeted” general plan policies. The Board also adopted two ROIs ([183-2011](#) and [184-2011](#)), superseding the previous Zoning Ordinance Update ROI ([44-2008](#)). These three new ROIs outlined a project description for completing the Targeted General Plan Amendment–Zoning Ordinance Update (TGPA-ZOU), including the development of design standards and guidelines for mixed-use development and traditional neighborhood design, and additional items the Board desired to address. In December 2011, the Traffic Demand Model Needs Assessment was presented to the Board. The Board concluded there was a need for an updated Travel Demand Model (TDM) and that it would be used in the environmental analysis of the Environmental Impact Report (EIR) for the TGPA-ZOU project.

3.1.2 TGPA-ZOU Environmental Review

Beginning in early 2012, County staff and the consultant team worked closely with Caltrans and the Sacramento Area Council of Governments (SACOG) throughout the development process of updating the TDM which was completed in early 2014. The traffic modeling analysis in the TDM Update was used as a basis for the analysis of potential environmental impacts of the TGPA-ZOU on the County’s transportation system included in the EIR for the TGPA-ZOU.

In January 2012, the Board approved a scope of work and a contract with ICF International to complete an environmental review of the TGPA-ZOU project as outlined in ROI 183-2011. In March 2012, the first Public Review Draft of the Zoning Ordinance Update (ZOU) was released. On May 25, 2012, the first Notice of Preparation (NOP) of a Draft EIR for the TGPA-ZOU project was released for a 45-day public comment period. In July 2012, four joint workshops with the Board and Planning Commission were held to comprehensively review the March 2012 Public Review Draft of the Zoning Ordinance, take public comments, and provide staff with direction for revisions to the draft Zoning Ordinance. Staff revised the draft and returned to the Board during three additional Board meetings in August-September 2012 to review revisions and provide authorization to final the draft ZOU. The Board discussed

items “flagged” from the July 2012 week-long workshop on the ZOU, and provided direction on: document structure, treatment of optional analysis, state and federal minimum standards, Article 2 “Use” matrices, mapping criteria, non-conforming uses, structures and lots, and revisions specific to:

- Planned Development/Density Bonus/30 percent Open Space;
- Protection of Wetlands And Sensitive Riparian Habitat;
- Hillside Development Standards; 30 percent Slope;
- Landscaping and Outdoor Lighting; and
- Animal Raising and Keeping.

On October 1, 2012, a second NOP was released for a 30-day public comment period. In November 2012, the Board revised the project description following comments received on the second NOP, and authorized staff to proceed with a program level EIR prepared for the TGPA-ZOU project to analyze the following:

- Draft Targeted General Plan Amendments;
- Draft Camino/Pollock Pines Community Region Revision Map;
- Draft Ag District Boundaries Expansion Map;
- Draft General Plan Land Use Amendments Maps;
- Draft Zoning Ordinance;
- Draft Zoning Maps;
- Draft Agriculture Opt-in Map; and
- Potential Project Alternatives for the consideration in the EIR.

In February 2014, the Board authorized the release of the TGPA-ZOU Draft Environmental Impact Report (DEIR) for a 120-day public comment and review period. The DEIR was released on March 24, 2014, for a 120-day public review period. This review period was 75 days more than the 45-day minimum review period required by the California Environmental Quality Act (CEQA). The Board requested the extended review period to allow ample time for the public to review the DEIR and prepare comments. The Planning Commission held a public hearing in July 2014 to receive public comments on the DEIR. In August 2014, the Planning Commission held an ongoing meeting that occurred over seven days to receive public comments on the TGPA-ZOU Project, and to prepare a recommendation to the Board.

3.1.3 TGPA-ZOU Project and EIR Adoption

In January 2015, a Partial Recirculated Draft Environmental Impact Report (RDEIR) for the TGPA-ZOU project was released for a 45-day public review period. The RDEIR addressed the following environmental issues: transportation and traffic, water supply and groundwater use

and supply, and energy conservation. The Final EIR was released in August 2015. In late August and early September 2015, the Planning Commission held a public hearing to receive public comment on the TGPA-ZOU Project and EIR and prepare recommendations for the Board's consideration. In November 2015, the Board held a continuing public hearing over three days on the TGPA-ZOU project and Final EIR. On December 15, 2015, the Board adopted Resolution [195-2015](#) certifying the Final EIR for the TGPA-ZOU; adopted Resolution [196-2015](#) for a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted the Zoning Ordinance Update. The Board also adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design ([197-2015](#)); Landscaping and Irrigation ([198-2015](#)); Outdoor Lighting ([199-2015](#)); Mobile Home Park Design ([200-2015](#)); Research and Development Zone Design ([201-2015](#)); and Parking and Loading ([202-2015](#)).

3.2 Community Region Boundaries

Community Regions are a fundamental component of the General Plan's planning concept and serve to provide the underlying approach of the General Plan to accommodate growth. Community Regions represent generally where roads, infrastructure, public services including water and sewer are accessible, and therefore where growth is to be directed and facilitated per the General Plan.

On October 1, 2012, the Board directed additional analysis of possibly adding, amending or deleting existing Community Regions, or Rural Center planning areas be removed from the TGPA-ZOU project description; and to consider as a potential Project Alternative in the EIR, with the exception of the proposed amendment to Policies 2.1.1.1 and 2.1.2.1. These policies relate to the current Community Region of Camino/Pollock Pines proposed for amending into the three Rural Centers of Camino, Cedar Grove, and Pollock Pines.

Potential revisions to Community Region boundary lines were discussed during Board meetings and workshops on May 7, May 14, June 27, and September 30, 2013. On June 11, 2013, staff provided the Board with a "White Paper" on General Plan Amendments related to Community Region Boundary Lines, and set June 27, 2013 as a Special Meeting of the Board to discuss the White Paper. The White Paper included a General Plan history, review of the current development process, and options for the Board to consider, should they choose to go forward with a General Plan Amendment to modify the Community Region boundaries (see June 11, 2013 Board of Supervisors Agenda, Item No. 2, Legistar File No. [13-0510](#), Attachment 2A). On June 27, 2013, the Board directed staff to return in approximately 60 days with a work plan pertaining to costs and next steps on Community Region boundary lines. On September 30, 2013, the Board directed staff to return to the Board in early 2014 with

examples and/or options for considering amending the Shingle Springs and El Dorado Hills Community Region Boundary lines.

On December 9, 2014, potential options related to the potential amendment of Community Region boundary lines for the communities of Shingle Springs and El Dorado Hills were presented to the Board. At this meeting, the Board received requests from members of the public to amend specific boundaries in the areas north of El Dorado Hills along Green Valley Road, southeast area of Shingle Springs, and in the Camino/Pollock Pines area. The Board directed staff to prepare a Resolution of Intention to contract the Community Region boundary lines for Shingle Springs and El Dorado Hills along the Green Valley Corridor, using maps provided by a Shingle Springs resident and an El Dorado Hills resident.

On February 24, 2015, staff presented proposed General Plan amendments to contract the Community Region boundary lines for El Dorado Hills, Shingle Springs, Cameron Park and El Dorado-Diamond Springs. Staff also asked the Board for the preferred method for processing this project based on staff and funding availability. The Board directed the Community Region boundary options to be addressed as a component of the next General Plan five-year review, including review of the proposed maps and any other map considerations of Community Region boundary line alterations, in relation to the goals and objectives of the General Plan.

Three key steps have been completed that provide baseline analysis necessary for a comprehensive review of Community Regions: the 20-year growth forecast and the General Plan Annual Review land inventory:

- On April 8, 2014, the Board identified a 20-year growth forecast (approximately one percent annual growth in new residential units) as a starting point for initiating the major five-year updates of the Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program. The one percent growth is anticipated to be distributed consistent with General Plan goals and objectives: 75 percent of the new growth will be in areas where infrastructure such as arterial roadways, public water, and public sewer are generally available. The above growth and distribution will then be analyzed with the current supply of developable land and planned capital improvements.
- On June 24, 2014, staff presented the annual land inventory as part of the annual General Plan Review required by General Plan Policy 2.9.1.1. This inventory provides a snapshot of lands currently available to accommodate growth projected in the General Plan. This annual General Plan Review is required to be completed by October 1 of each year. Due to the Board's direction in February 2014, staff prioritized this review.

- On May 17, 2016, staff presented the Board with preliminary land inventory and monitoring data for the 2011-2015 Five-Year General Plan Review. This data included an analysis of the residential development remaining to accommodate including the approximate number of dwelling units to be accommodated in Community Regions to achieve the 75 percent growth to be directed in areas where infrastructure such as public water and sewer are available.

At this time, Community Region boundary amendments are not required or necessary to implement the General Plan. This finding is based on the 2013 and 2014 General Plan annual reviews, the 2016 preliminary land inventory and monitoring data, and 20-year forecast of approximately one percent growth anticipated to be distributed consistent with General Plan goals and objectives. Community Region boundary amendments may restrict the County's ability to achieve the General Plan goals to concentrate growth in areas with sewer and water accessibility, thus, protecting the rural and agricultural areas of the County.

However, per General Plan policies, the Board may initiate amendments to the Community Region boundary lines during the General Plan five-year review process, or anytime it is determined needed to further implement the overall goals and objectives of the General Plan. Should the Board want to initiate an amendment to Community Regions, the first step in the process is for the Board to identify project objectives and an appropriate process for the amendment(s).

3.2.1 Community Regions/2004 General Plan EIR

As described in the 2004 General Plan EIR Chapter 3, Description of the Project Alternatives, one element used in all the alternatives analyzed in the General Plan review is the concept of Community Regions, Rural Centers, and Rural Regions. The designations of Community Region and Rural Center apply to existing communities. The designation of Rural Region applies to the remaining unincorporated area of the County. Community Regions and Rural Centers contain the highest concentration of high- and medium-density residential uses and commercial lands. Community Regions are centered on existing larger communities that generally have well-developed infrastructure (e.g. water and sewer). Rural Centers are centered on smaller communities with limited services (e.g. septic systems), but are focal points for the surrounding rural area. The General Plan EIR alternatives differed in the extent to which Community Regions and Rural Centers could expand and the extent to which General Plan policies directed future growth to Community Regions and Rural Centers.

On February 20, 2015, the Board received a written comment submitted for the Board meeting on February 24, 2015, Agenda Item No. 47, that included the question as to why the EIR for the 2004 General Plan cannot be used to contract the Community Region Boundaries

(Legistar File No. [13-0510](#), “Public Comment Rcvd 2-20-15 BOS 2-24-15”, page 8). The answer to this question is as follows:

CEQA Guidelines Section 15168 requires assessing whether the proposed project would result in a new significant effect not disclosed in the 2004 EIR.

The 2004 General Plan Program EIR can be used as a basis for subsequent activity or action under certain, but not all, circumstances. It cannot be used if, as a result of changes to the project, changes in circumstances, or new information, the project being considered would result in a new significant effect that was not disclosed in the 2004 EIR (CEQA Guidelines Section 15168(c)(1)). To determine whether the 2004 EIR can be used for a later project, Section 15168(c)(4) recommends preparing a written checklist to document the evaluation of whether the environmental effects of the project were actually covered in the program EIR. Appendix G (Environmental Checklist Form) of the CEQA Guidelines is an example of the kind of checklist referred in Section 15168. It identifies resource areas (e.g. aesthetics, air quality, traffic, biological resources) to consider when examining the potential impacts of the later project.

In the case of the Community Region Boundary (CRB) change, the checklist would examine, resource by resource, whether the change might result in any significant impacts that were not disclosed when the 2004 General Plan EIR was certified almost 11 years ago. There are three potential outcomes of the examination:

- If a new significant impact were to be identified, then a new EIR would be required in order to comply with CEQA. The new EIR would discuss the new impact, as well as any other impacts that may relate to the CRB change.
- If a significant impact identified in the 2004 EIR were simply more severe than previously disclosed, then a subsequent EIR could be prepared to satisfy CEQA. The subsequent EIR would focus on that more severe impact and need not examine other impacts.
- If no new impact and no more severe impact were to be identified, then the 2004 EIR could be reused.

The differences between what was analyzed in the 2004 General Plan EIR and what is being proposed would preclude rote reliance on the prior EIR, as discussed below.

Circumstances have changed since the preparation of the 2004 General Plan EIR.

It has been almost 11 years since the 2004 General Plan EIR was certified and the General Plan adopted. Before relying upon the 2004 General Plan EIR as a basis for subsequent program activity, the County would need to evaluate whether substantial changes in circumstances have occurred since that EIR was certified. Any future amendments to the General Plan would require a review of existing conditions to evaluate substantial changes since adoption of the General Plan. For example, since the baseline analysis was prepared for the 2004 General Plan EIR, development of approximately 15,000 new residential units, five million square feet of non-residential development (e.g. commercial, industrial) and recent changes in state law have occurred. Changes as a result of development are discussed in the 2015 General Plan Annual Progress Report (see Exhibit B).

Proposed revisions to CRBs are not the same as those analyzed in the General Plan 2004 EIR as the Environmentally Constrained Alternative (Alternative #3).

The reduced CRBs proposed to the Board for the Community Regions of El Dorado Hills, Cameron Park, Shingle Springs, and El Dorado-Diamond Springs are not the same as those analyzed in the General Plan 2004 EIR as the Environmentally Constrained Alternative (Alternative 3). For example, Alternative 3 did not consider Shingle Springs as a Rural Center. In addition, Alternative 3 was a complete and separate General Plan that included different Goals, Objectives and Policies as well as land use and other maps and exhibits. These differences by themselves preclude rote reliance on the prior EIR.

As explained in the CEQA Findings of Fact adopted in 2004 with the General Plan, Alternative 3 would make less than seven percent of the land in the County available for higher-intensity residential, commercial, and industrial development as compared to the 11 percent made available by the adopted General Plan. This difference, coupled with the densities allowed in the various land use designations under Alternative 3 results in roughly 30 percent fewer total parcels available at a theoretical maximum buildout in comparison to the adopted General Plan.

Environmentally Constrained Alternative (Alternative 3) was rejected as infeasible at the time of adoption of the General Plan.

Alternative 3 was analyzed as one of four equal-weight alternatives in the 2004 General Plan EIR. Based on the information in the record as described in the 2004 General Plan EIR Findings of Fact, the Board rejected Alternative 3 as infeasible. (The reasons Alternative 3 was found infeasible are included in the Resolution of the Board of Supervisors Certifying the El Dorado County General Plan Environmental Impact Report, [Exhibit B, CEQA Findings of](#)

[Fact](#), pages 25-27.) It would be within the legal authority of the Board of Supervisors to reach a different conclusion today, but not without the consideration of substantial credible evidence in the record to support a new determination.

3.3 General Plan 2013-2021 Housing Element Update

State housing element law requires local governments to update the housing element by the due date specified in statute, for either a five-year or eight-year planning period. In October 2013, the Board adopted the 2013-2021 Housing Element (Update) to the 2004 General Plan. The Housing Element update process began in January 2012 and was completed with extensive public outreach including public workshops, community meetings, interviews with community residents, surveys, and other public and agency input. In November 2013, the County received a certification of compliance from the California Department of Housing and Community Development (HCD) for its adopted 2013-2021 Housing Element. The previous Housing Element Update for 2008-2013 was adopted on July 1, 2008 and amended on April 21, 2009.

3.4 Airport Land Use Compatibility Plan (ALUCP) General Plan Conformance Amendment

In March 2014, the Board adopted Resolution of Intention (ROI [017-2014](#)) to amend the General Plan for consistency with policies included in the Airport Land Use Compatibility Plan (ALUCP) for the Cameron Park, Georgetown, and Placerville airports. The ALUCP was adopted in June 2012 by the El Dorado County Airport Land Use Commission. Cities and counties are required to amend their General Plans so that they are consistent with the policies of an adopted ALUCP (California Government Code Section 65302.3). The basic function of the ALUCP is to promote compatibility between these airports and future land development in the surrounding areas. Implementation of the adopted ALUCP requires amendments to the policies of the Public Health, Safety and Noise Element of the El Dorado County General Plan.

In December 2014, the Board adopted Resolution [238-2014](#) approving General Plan Amendment A13-0003 amending the General Plan to implement the ALUCP. The Amendment revised the General Plan Land Use Map to include the Airport Influence Areas for each airport and references to the adopted ALUCP. It also included revisions to specific General Plan policies in the Land Use Element and the Public Health, Safety, and Noise Element. The Resolution also approved the related environmental document, finding that the proposed General Plan amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). The Board also adopted Resolution of Intention [239-2014](#) to amend Zoning Ordinance Chapter 17.38 for consistency

with the adopted amendments to the General Plan. The adopted ALUCP is available online on the El Dorado County Transportation Commission website at: www.edctc.org/2/Airports.html.

3.5 Storm Water Management Program

The County Storm Water Management Program is responsible for implementing best management practices to protect the Waters of the State in El Dorado County from pollutant discharges. The program is divided into two geographic sections: the Lake Tahoe Basin and West Slope. The Lake Tahoe Basin Program focuses on implementing the requirements outlined in the State of California Phase I National Pollutant Discharge Elimination System (NPDES) Permit. This Permit requires the County to reduce fine sediment particle discharges to Lake Tahoe within the framework of the Lake Tahoe Total Maximum Daily Load (TMDL). The West Slope Program focuses on implementing the requirements outlined in the State of California Phase II Small Municipal Separate Storm Sewer System (MS4) NPDES Permit. This Permit requires the County to address high priority water quality issues identified within the urbanized areas of the western portion of El Dorado County in order to enhance surface water quality.

During the five-year period of 2011–2015, the Storm Water Management Program made significant progress establishing its Lake Tahoe Basin and West Slope programs, complying with its NPDES Permit requirements and protecting the aquatic resources of the County. In May 2015, the Board of Supervisors adopted revisions to the Storm Water Quality Ordinance, applicable only to the Lake Tahoe Basin, to include the entire unincorporated portion of the West Slope of the County. This Ordinance established the legal authority to protect the health, safety, and general welfare of the citizens of the County. The Ordinance also established the legal power to enhance and protect the quality of Waters of the State in the County by reducing pollutants in storm water discharges.

In the Lake Tahoe Basin, the County accomplished the following: 1) began implementing the Lake Clarity Crediting Program to comply with the TMDL requirements outlined in the NPDES Permit, 2) conducted annual water quality monitoring, 3) built large scale water quality and erosion control projects, and 4) collaborated with other agencies to reduce pollutant loading to Lake Tahoe. (The 2015 El Dorado County NPDES Annual Report for the Lake Tahoe Basin is attached as Appendix C to the 2015 General Plan Annual Progress Report). On the West Slope, the County completed the following: 1) implemented its Storm Water Management Plan, 2) built internal relationships to implement various program elements outlined in the NPDES Permit, 3) conducted staff and customer trainings, 4) built a storm water complaint database to help track illicit discharge complaints, and 5) collected storm water outfall information.

3.6 Community Planning

The General Plan Statement of Vision and Plan Strategies support community identity and encourage growth to reflect the character and scale of the community in which it occurs. The General Plan also includes goals, objectives and policies that enhance the character of existing rural and urban communities [Goal 2.4] and directs the County to develop community design guidelines in concert with members of each community [Policy 2.4.1.2].

In 2009, the County's Community and Economic Development Advisory Committee (CEDAC) presented the Board with a draft process for initiating General Plan Policy 2.4.1.2 (Community Identification). CEDAC recognized the need for a document that outlines the process or framework for how a community plan would be created and adopted. At that time, the County also initiated a process to update the Zoning Ordinance and began the initial five-year review of the 2004 General Plan. Since 2009, community planning and community identification have been included in the General Plan five-year review to ensure a process and framework for community planning is addressed.

In 2012, the County contracted with AIM Consulting to assist CEDAC with a community-based planning process. CEDAC was collaborating with several communities that were either developing a strategic economic vitality plan or pursuing economic development strategies. Over the next two years, AIM partnered with CEDAC and other community organizations to identify their unique needs and the best strategies for assisting with this effort.

In July 2013, the first meeting to begin planning for community plans was held to discuss community identification (I.D.) and visioning and implementation plan (VIP) concepts. Approximately 35 people attended this meeting, with representation from all known communities undergoing some form of community planning activity. The meeting goal was to determine types of community needs that could ultimately bring forward an adoptable and enforceable community plan. Subsequent conversations with more than 40 people from nine community areas surfaced interesting trends that focused on economic development. The community input was used to develop a draft community planning guide.

In August 2014, nine community meetings were held to share the draft community planning guide and to receive feedback from community members. Meetings were located in Cameron Park, Camino, Coloma, Cool, Diamond Springs, El Dorado Hills, Fairplay, Pollock Pines, and Shingle Springs. Input from the Meyers community in South Lake Tahoe was provided by phone. Over 110 community members participated in the feedback sessions. The draft guide was refined to incorporate comments received.

In November 2014, the County finalized the Community Planning Guide and presented it to the Board on November 17, 2014. The guide provides a framework for community members

to go from a grassroots level discussion about community identification to an enforceable community plan. The Community Planning Guide is available on the Community-Based Planning web page at:

www.edcgov.us/Government/LongRangePlanning/CommunityPlanning/Community-Based_Planning.aspx

4.0 2011 – 2015 Five-Year Review

The General Plan vision, strategies, concepts and objectives are discussed in the Introduction section of the General Plan. The development of these visions, strategies, concepts and objectives serve to provide an underlying approach for the General Plan.

This General Plan five-year review examines the type and distribution of growth since the last review period (2005-2010) to determine if the General Plan Goals, Objectives and Assumptions remain valid. Under Objective 2.9.1 (General Plan Monitoring and Review), specific growth indicators such as land inventory development, population, employment growth, and other useful (growth) indicators, are to be reviewed to determine if any adjustments to the development potential are warranted (Policies 2.9.1.1 and 2.9.1.2). In addition, changes to Community Region and Rural Center boundaries may be considered if the Board finds that boundary changes are necessary to better achieve the Plan's growth potential (Policy 2.9.1.4).

On May 17, 2016, staff presented preliminary land inventory and monitoring data for the categories of population, housing and job growth (Legistar File No. [16-0477](#)), as required in General Plan Objective 2.9.1 (General Plan Monitoring and Review), and as an initial step to the 2011-2015 General Plan Five-Year Review.

The preliminary land inventory data summary concluded that the population and housing numbers are trending as forecasted; however, job development and housing development affordable to the moderate-, low- and very-low-income earners is not keeping pace with the initial 2004 General Plan forecast, further affecting the County's jobs/housing balance.

Objective 12 of the General Plan directs the County to improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses. The Economic Development Element of the 2004 General Plan includes policies to encourage economic development and specifically provides for incentives to encourage development of particular business sectors. Board Policy J-2 (1990) prioritizes treatment for commercial and industrial projects being processed in El Dorado County to assure that the future tax base of the County is provided in a timely

manner. Board Policy J-7 (revised April 2016) identifies target industry and available incentives along with procedural directives. Additional consideration of business support opportunities for job creation is recommended.

It is the explicit intent of the General Plan to focus higher densities of development in areas with existing higher levels of infrastructure and public services of all types, to minimize demands on services in the rural areas of the County. The capacity assumption in Community Regions, based on the General Plan’s remaining demand, was estimated to accommodate the remaining commercial growth necessary to achieve a full job forecast. Approximately 3,100 units of single-family or multi-family dwellings was also estimated as needed to accommodate the remaining residential General Plan planned growth under existing General Plan land use designations, if projects are approved at or above median density ranges, as shown in Table 7 below.

Table 7: Residential Density Ranges

Residential Type	Dwelling Units per Acre	Median Density
Single Family - Low Density	1 unit per 5 to 10 acres	1 unit per 7.5 acres
Single Family - Medium Density	1 unit per 1 to 5 acres	1 unit per 2.5 acres
Single Family - High Density	1 to 5 units per acre	2.5 units per acre
Multi-Family	5 to 24 units per acre	12 units per acre

Source: 2004 General Plan Policy 2.2.1.2

Historically, residential development projects have been approved at or below 40 percent of the density ranges allowed under the General Plan, due to site specific environmental constraints, public and political input, and site specific physical constraints. In summary, the estimated remaining supply of developable lots in the Community Regions to accommodate the remaining residential demand is unknown, due to many variables including physical constraints, landowner plans and timing, the effect of local community opposition, and final project approvals.

Findings:

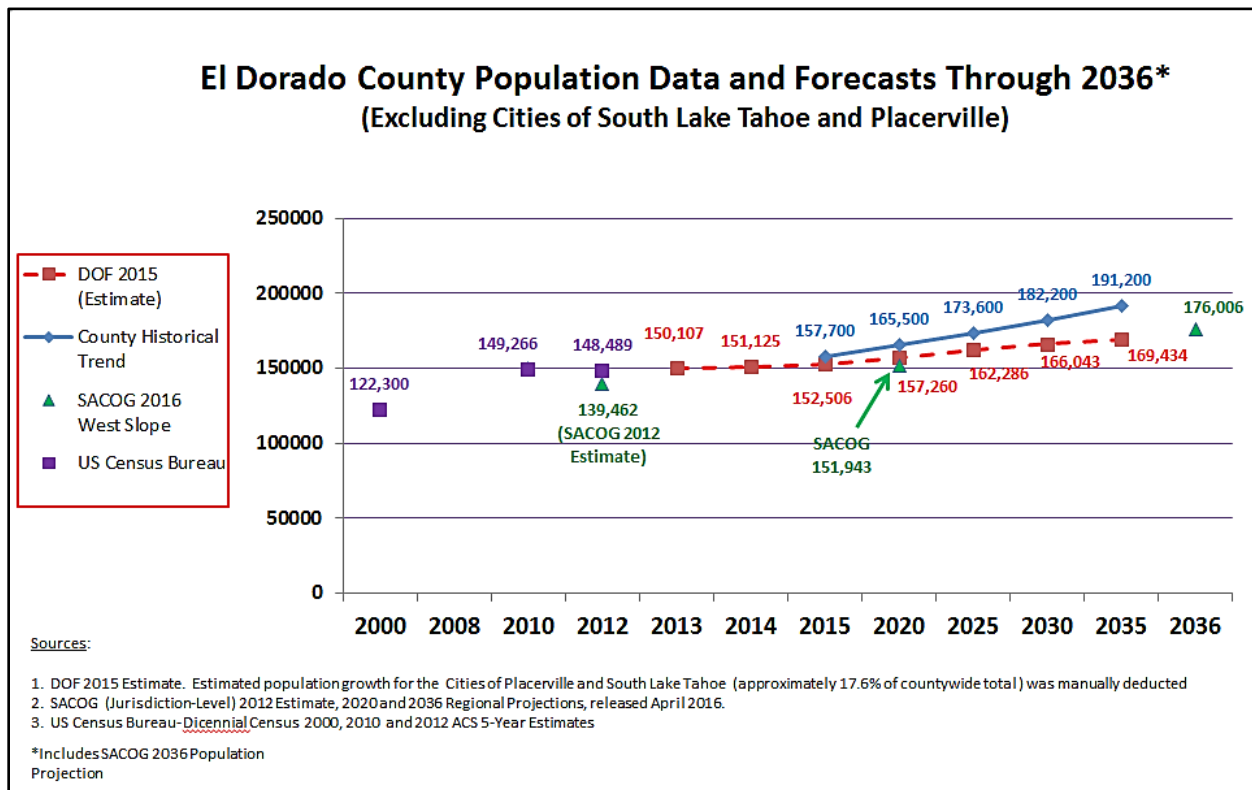
If residential development projects continue to be approved at density ranges below median ranges, a determination that the County is meeting some General Plan Objectives may be compromised. The objectives that may not be met include, but are not limited to, oversupplying residential and non-residential land use designations to provide market and landowner flexibility to more feasibly accommodate the market; to concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided; and to accommodate the County’s fair share of regional growth projections and affordable housing.

4.1 Trends in Land Use and Development

4.1.1 Population

The 2004 General Plan projects to accommodate a population of 200,000 in the unincorporated area of the County through the planning horizon. In 2000, the County population was 122,300. The estimated population in 2015 was 152,500, according to the Department of Finance (DOF). Approximately 47,500 remaining population can be accommodated under the General Plan. The average annual increase for 2000-2015 was 1,784 persons or approximately 1.03 percent. In general, the County's population is aging and the younger population is declining, as illustrated in Figure 4 below. The population data analysis is detailed in the General Plan Assumptions and Findings section, under Assumption 1: Population Projections (see pages 9-10).

Figure 4: El Dorado County Population Data and Forecasts Through 2036



4.1.2 Housing – Residential Development

The 2004 General Plan plans for accommodating 32,491 dwelling units. Approximately 15,000 new units were built between 2000 and 2015. Therefore, approximately 17,500 units remain to be built. On April 8, 2014, the Board approved a growth forecast that distributes 75 percent in Community Regions and 25 percent in the Rural Area, as shown in Table 8 below. (See [April 8, 2014 Board Agenda](#), Item No. 12, Legistar File 14-0245.)

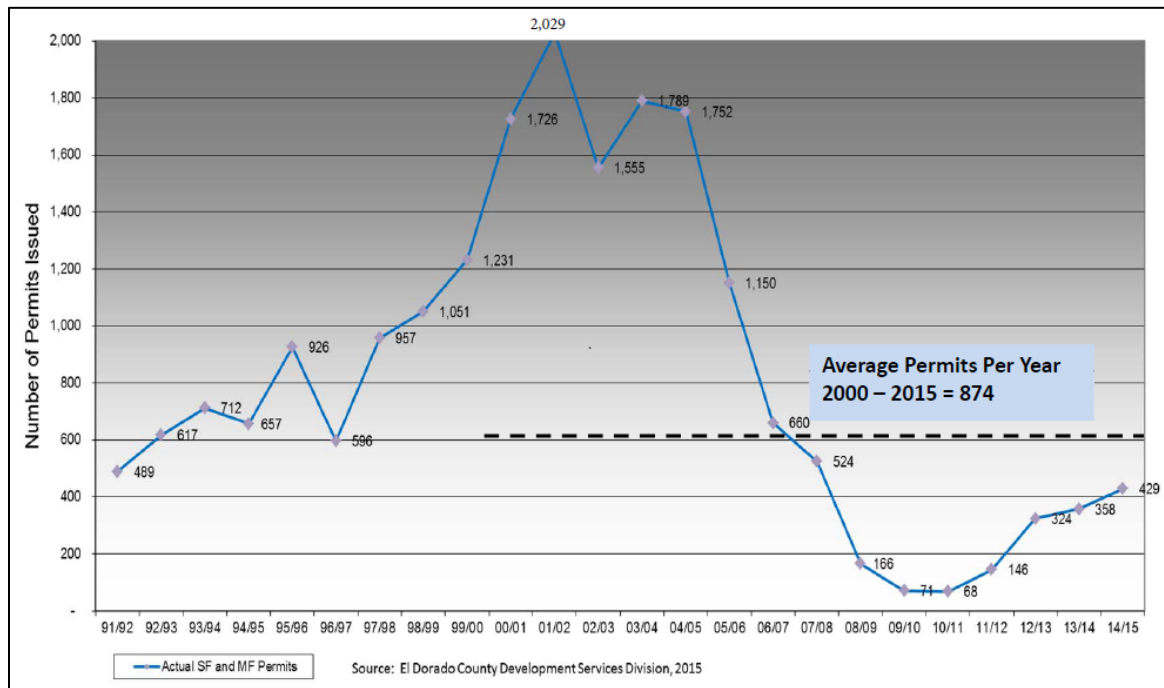
Table 8: General Plan Housing Supply/Demand

	No. of Dwelling Units*
2004 General Plan accommodates:	32,500
Units Built between 2000-2015:	<u>15,000</u>
Remaining Unbuilt(Demand):	17,500
Community Region Share (75% of Remaining)	13,100
Rural Area Share (25% of Remaining)	4,400
<i>*All numbers are rounded</i>	

Sources: El Dorado County Development Services; County Surveyor's Office, 2015

From 2000-2015, an average of 874 residential permits have been issued per year, as shown on Figure 5 below:

Figure 5: Residential Building Permits Issued 1992 – 2015*



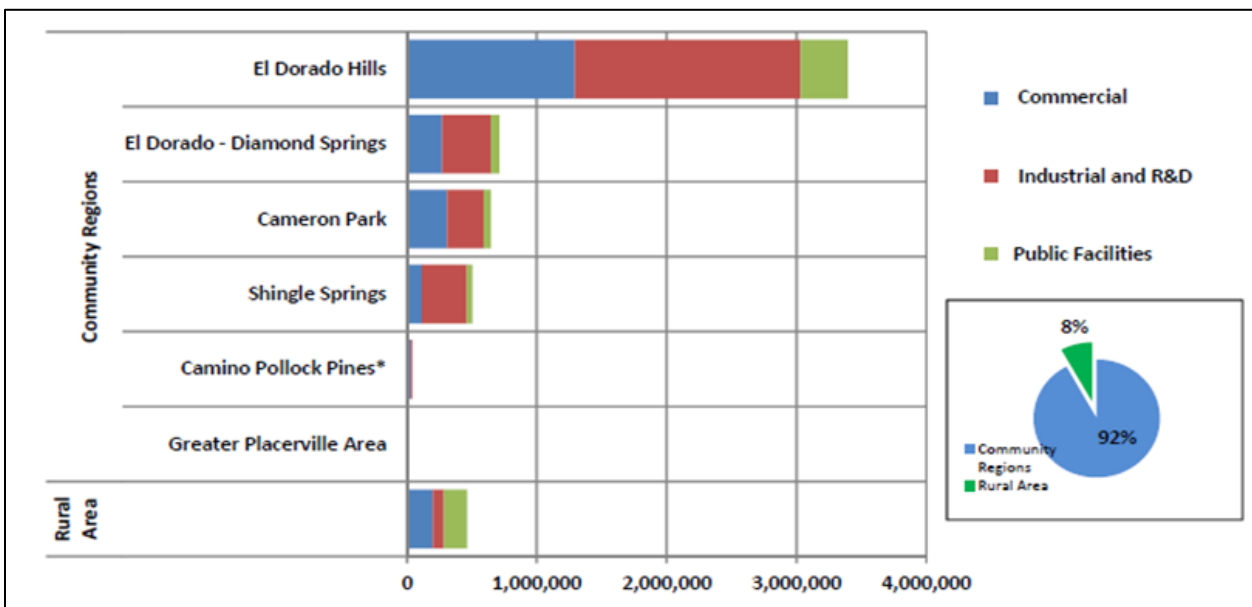
*Actual Single Family and Multi Family Permits, 1992-2015

The housing data analysis is detailed in the General Plan Assumptions and Findings section, under Assumption 6: Housing.

4.1.3 Jobs – Non-Residential Development and Employment

The 2004 General Plan plans for 42,202 jobs. Non-residential square footage built between 2000 and 2015 was 5,773,000, which is equivalent to about 13,300 new jobs per square footage built, as shown in Figure 6 below and Table 9 on the following page. The General Plan can accommodate approximately 28,900 remaining jobs, as shown in Figure 7 on the following page. In 2015, the County had about 6,300 home occupation jobs with 2,700 in Community Regions and 3,600 in the Rural Area, as shown in Figure 7 on the following page.

Figure 6: Non-Residential New Building Permit Square Footage by Community Region 2000-2015



Source: El Dorado County Development Services and County Surveyor's Office, 2015

* The Camino/Pollock Pines Community Region was converted to a Rural Center at the end of 2015 as part of the TGPA-ZOU Project. Future data for Camino/Pollock Pines will be included with the Rural Area.

** Including building permits for public facilities

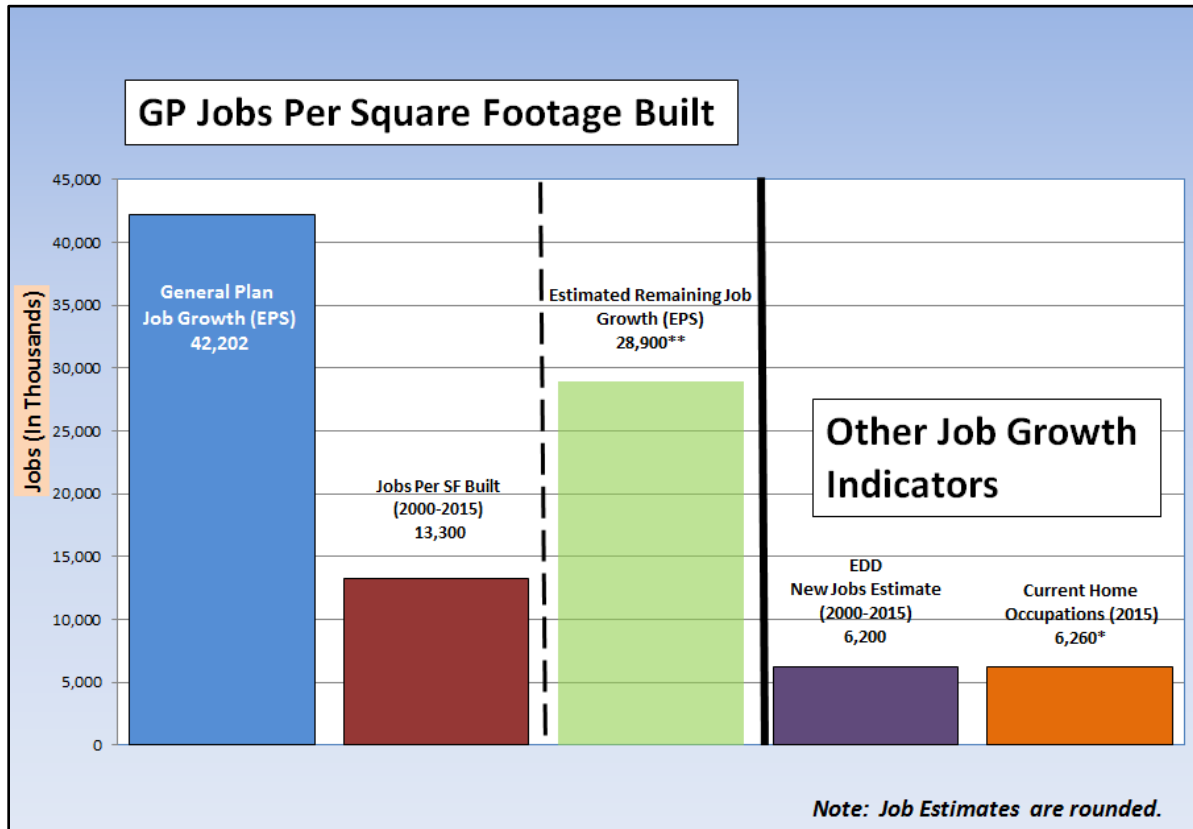
*** Square Footage/job equivalents are based on the 2002 Land Use Forecasts for the Draft 2004 General Plan prepared by EPS Consulting. Due to limited data for the 2000-2010 review period, research and development square footage calculations were included with new industrial permits.

Table 9: New Non-Residential Square Footage (2000-2015)

	Square Footage	Job Equivalents*
Type		
Commercial	2,228,000	7,100
Industrial and R&D	2,843,000	4,800
Public Facilities	702,000	1,400
Total	5,773,000	13,300
Distribution		
Community Regions	5,309,000	12,300
Rural Area	464,000	1,000
<i>Note: All numbers are rounded.</i>		

Sources: El Dorado County Development Services and County Surveyor's Office, 2015

Figure 7: General Plan Employment Growth



*County Surveyor's office estimate, 2016

**Remaining job growth was calculated by subtracting new jobs per SF built (13,300 jobs) from General Plan forecasted jobs (42,202).

Sources: El Dorado County Development Services, 2015; California Employment Development Dept., 2015; and 2002 Land Use Forecasts for the Draft 2004 General Plan prepared by EPS Consulting

4.2 General Plan Implementation Measures Completed through 2015

Overall, the County has made significant progress toward implementation of the General Plan since its adoption in 2004. By the end of calendar year 2015, out of 233 total implementation measures, 173 (74 percent) have been implemented, 48 (21 percent) are in progress, and 12 (5 percent) remain to be initiated and implemented. Additional details regarding General Plan implementation can be found in the 2015 General Plan Annual Progress Report (see Exhibit B).

4.3 General Plan Mitigation Monitoring Program Status

State law requires cities and counties to implement a Mitigation Monitoring Program, or MMP, as part of the General Plan implementation process. 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, 15097, and 15097(b)). The General Plan also requires regular reviews of these same (environmental) mitigation measures (General Plan Policy 2.9.1.5). The General Plan is deemed “self-mitigating” because all mitigation measures are incorporated into the Implementation Plan. The status of many implementation measures directly affects the completion of the MMP.

Out of approximately 54 Mitigation Measures identified in the 2004 General Plan EIR, 38 Mitigation Measures have been completed, 14 impacts are in progress of being addressed, and two environmental impacts remain to be addressed (Impacts No. 5.1-2, 5.4-1(d) and 5.10-1(b)). Remaining impacts are associated with General Plan Implementation Measures LU-H (preservation of community separation) and TC-W (procedure to review truck routes for discretionary projects), respectively. For additional details regarding the General Plan Mitigation Monitoring Program, see the 2015 General Plan Annual Progress Report (see Exhibit B).

4.4 Policy Amendments Completed 2011 - 2015

During the five-year period of 2011-2015, the Board of Supervisors adopted five Resolutions, amending the General Plan as follows:

4.4.1 Resolution No. 161-2013 adopted October 29, 2013

Resolution 161-2013 replaced the entire Housing Element with the 2013–2021 Housing Element Update. Government Code Section 65588(e)(3) required all jurisdictions within the Sacramento Area Council of Governments (SACOG) to adopt a revised Housing Element By October 31, 2013 for this planning period. The Housing Element is a comprehensive report by

El Dorado County describing the housing needs of the unincorporated area and how the County's plans, policies, programs and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The revisions to the 2013-2021 Housing Element are an update to the element, not a comprehensive rewrite. The major updates and required changes are centered on the revised housing allocations based on the RHNA, an update of the inventory using the General Plan land use designations, and a review of the success in meeting the goals and objectives of the previously adopted element. Additionally, the goals, policies, and implementation measures are updated to reflect changes in state law between 2008 and 2013.

4.4.2 Resolution No. 208-2014 adopted December 2, 2014

Resolution 208-2014 added Policy 2.2.6.6 to the Land Use Element under Objective 2.2.6: Site Specific Policy Section. This new policy increased the maximum residential density allowed in the General Plan from 24 dwelling units per acre to a maximum of 55 dwelling units per acre for an area of El Dorado Hills, consisting of 4.565 acres, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62.

4.4.3 Resolution No. 238-2014 adopted December 16, 2014

Resolution 238-2014 approved revisions to the Land Use Map; revisions to Policy 2.2.5.13 in the Land Use Element; revisions to one objective, seven policies, and two implementation measures in the Public Health, Safety and Noise Element; and replacement of three figures and removal of one figure in Appendix B. These amendments to the General Plan are summarized as follows:

- 1) The Land Use Map was revised to include the current Airport Influence Areas for each airport and make reference to the Airport Land Use Compatibility Plans (ALUCPs) adopted by the Airport Land Use Commission on June 28, 2012.
- 2) Policy 2.2.5.13 was revised to replace "Comprehensive Airport Land Use Plan" with "Airport Land Use Compatibility Plans for the Placerville Airport, Georgetown Airport, and Cameron Airpark (Adopted June 28, 2012 by the El Dorado County Airport Land Use Commission)."

- 3) Objective 6.5.2, Policies 6.5.1.4, 6.5.1.10(C), 6.5.2.1, 6.5.2.2, 6.5.2.3, and 6.8.1.1, and 6.8.1.2, Implementation Measure HS-I, Implementation Measure HS-K, and Appendix B of the Public Health, Safety, and Noise Element were amended for consistency with the Airport Land Use Compatibility Plan adopted June 28, 2012.

4.4.4 Resolution No. 130-2015 adopted July 28, 2015

Resolution 130-2015 approved revisions to Objective 2.7.1 and Policy 2.7.1.2 in the Land Use Element regarding regulation of signs; Objective 2.7.1 was revised to add the “potential relocation” of billboards along “designated” scenic corridors in accordance with state and federal law. Policy 2.7.1.2 was revised to defer to state and federal law regulating the removal or relocation of existing billboards within designated scenic corridors.

4.4.5 Resolution No. 196-2015 adopted December 15, 2015

Resolution 196-2015 approved a Targeted General Plan Amendment consisting of revisions to objectives, policies, implementation measures in the following Elements:

- 1) Land Use Element – Objectives: 2.1.4; Policies: 2.1.1.3, 2.1.2.5, 2.1.4.1 to 2.1.4.4, 2.2.1.2, 2.2.3.1, 2.2.4.1, 2.2.5.4, 2.2.5.8, 2.2.5.10, 2.4.1.3, 2.4.1.5, 2.5.2.1, 2.9.1.4; Implementation Measures: LU-P and LU-Q
- 2) Transportation and Circulation Element – Goals: TC-8 and TC-9; Policies: TC-1m, TC-1n, TC-1w, TC-Xb, TC-Xg, TC-Xi, TC-4a, TC-4d, TC-4f, TC-8a to TC-8d, TC-9a; Implementation Measure: TC-Y
- 3) Public Service and Utilities Element – Policies: 5.2.1.3 and 5.3.1.1
- 4) Public Health, Safety and Noise Element – Objective: 6.7.1; Policies: 6.5.1.11, 6.7.1.1, 6.7.1.2, 6.7.3.2; Implementation Measure: HS-X
- 5) Conservation and Open Space Element – Policies: 7.1.2.1, 7.2.1.3, 7.6.1.3
- 6) Agriculture and Forestry Element – Policies: 8.1.1.6, 8.1.3.1, 8.1.3.2, 8.2.4.2
- 7) Economic Development Element – Policy: 10.2.1.5

The County maintains a list of adopted general plan amendments. The list is available on the Planning Services webpage at:

http://www.edcgov.us/Government/Planning/Adopted_General_Plan_Amendments.aspx

5.0 Significant Legislation Enacted 2011 - 2015

This section summarizes significant Assembly Bills (AB) and Senate Bills (SB) enacted during the 2011-2015 five-year period that have relevance to this General Plan five-year review.

The County's General Plan consistency with these legislative acts is discussed below. More detailed information about these legislative acts are available on the California Legislative Information website at: <https://leginfo.ca.gov/>.

AB 26 (Blumenfield, 2011) – Community Redevelopment (Ch. 5).

Amended Health and Safety Code Sections 33500, 33501, 33607.5, and 33607.7, and added Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24; Added Sections 97.401 and 98.2 to the Revenue and Taxation Code, relating to dissolution of redevelopment agencies.

County Consistency with State Law AB 26: Not applicable. El Dorado County did not have any redevelopment agencies.

AB 52 (Gatto, 2014) – Native Americans: California Environmental Quality Act (Ch. 532).

Amended Public Resources Code Section 5097.94; and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 relating to protections for Native American tribal cultural and archaeological resources.

Requires lead agencies to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area, and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. AB 52 applies to all CEQA projects for which a Notice of Preparation, Notice of Negative Declaration or Notice of Mitigated Negative Declaration is filed on or after July 1, 2015. To participate in AB 52 tribal consultation, a tribe must request, in writing, to be notified by lead agencies through formal notification of proposed project in the geographic area with which the tribe is traditionally and culturally affiliated. Without this request, there is no requirement that a lead agency engage in AB 52 consultation.

County Consistency with State Law AB 52: After July 1, 2015, the County implemented a tribal consultation process for proposed projects located within a California Native American tribe's traditionally and culturally affiliated geographic area. For tribes that have submitted a written request for consultation, and those included on the AB 52 consultation list provided to El Dorado County by the California Native American Heritage Commission (NAHC), the consultation process is as follows:

- 1) Within 14 days of determining that an application for a project is complete or of a decision by the County to undertake a project, the County provides formal written notification (letter mailed certified) to the designated contact or tribal representative(s) of the tribe located within the geographic area of the proposed project
- 2) The tribe must respond, in writing, within 30 days of receipt of the formal notification and request consultation
- 3) The County begins the consultation process within 30 days of receiving the tribe's consultation request, and prior to the release of a negative declaration mitigation negative declaration, or environmental impact report.

This process is in full compliance with the requirements of AB 52. Additionally, the County mails notices of preparation of environmental documents to the California tribes located within El Dorado County, using a tribal contact list from the NAHC.

AB 359 (Huffman, 2011) – Groundwater management plans (Ch. 572).

Amended Water Code Sections 10752, 10753, 10753.2, 10753.4, 10753.5, and 10753.7 and added Section 10753.11 relating to groundwater and requirement of a map identifying recharge areas for the groundwater basin to be included in a groundwater management plan.

County Consistency with State Law AB 359: Not applicable for the western portion of El Dorado County (West Slope); unlikely applicability for the Tahoe Basin. Existing state law does not apply to the majority of El Dorado County because it is not within a groundwater basin (El Dorado County TGPA-ZOU EIR, pp. 9-243). Although a mapped groundwater basin exists in the South Lake Tahoe region of the County (the Tahoe Valley Basin), the County has not decided to what extent it will participate in any Sustainable Groundwater Management Act effort for the Tahoe Basin. Development of a Groundwater Management Plan (GWMP) is only required for groundwater basins of medium priority (such as the Tahoe Valley Basin) where no sustainable water management practices are in place (El Dorado County TGPA-ZOU EIR, pp. 9-243 and 9-244).

AB 566 (Galgiani, 2011) – Resources: surface mining (Ch. 218).

Amended Public Resources Code Sections 2711 and 2761. Amended the Surface Mining Act of 1975 to include additional legislative findings, including, among other things, that the state's mineral resources are vital, finite, and important natural resources and the responsible protection and development of these mineral resources is vital to a sustainable California.

County Consistency with State Law AB 566: The County may request updated information from the State Mining and Geology Board regarding mineral deposits of regional or statewide importance on an as-needed basis.

AB 1103 (Huffman, 2011) – Land use: housing element (Ch. 210).

Amended Government Code Section 65583.1. Adds units on foreclosed property to the types of existing units a local government can count towards meeting housing element obligations if the local government provides funding to make the units affordable to low- and very-low-income households for at least 40 years.

County Consistency with State Law AB 1103: Not applicable. The County does not have any residential real estate holdings that meet the criteria under Government Code Section 65583.1.

AB 1739 (Dickinson, 2014) – Groundwater management (Ch. 347).

Amended Government Code Sections 65352 and 65352.5, and added Section 65350.5; and amended Water Code Sections 348, 1120, 1552, 1831, 10721, 10726.4, and 10726.8, and added Sections 1529.5 and 10726.9; and added Part 5.2 (commencing with Section 5200) to Division 2; and added Chapter 7 (commencing with Section 10729), Chapter 8 (commencing with Section 10730), Chapter 9 (commencing with Section 10732), Chapter 10 (commencing with Section 10733), and Chapter 11 (commencing with Section 10735) to Part 2.74 of Division 6, relating to groundwater. Requires a groundwater sustainability agency to submit a groundwater sustainability plan.

County Consistency with State Law AB 1739: Not applicable. There is no existing or proposed groundwater sustainability agency, nor foreseeable need for a groundwater sustainability agency, for unincorporated El Dorado County. *(See also staff's comment for AB 359 (Huffman)).*

SB 244 (Wolk, 2011) – Local government: land use: general plan: disadvantaged unincorporated communities (Ch. 513).

Amended Government Code Sections 56375, 56425, 56430; added Sections 53082.5, 56033.5, and 65302.10; and, added Water Code Section 13481.7. Requires cities, counties, and Local Agency Formation Commissions (LAFCOs) to plan for disadvantaged unincorporated communities.

County Consistency with State Law SB 244: SB 244 mandates that city and county general plans consider disadvantaged unincorporated communities (DUCs) and the availability of services to such communities. The Bill states, in part: "It is the intent of the Legislature to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within

disadvantaged unincorporated communities." This Bill also establishes requirements for LAFCOs to consider DUCs relating to agency formation and annexation proposals, and as part of their municipal service reviews.

If DUCs are identified, the general plan must include analyses of the water, wastewater, storm water drainage, and structural fire protection needs or deficiencies of those communities, and a discussion of benefit assessment districts or other financing alternatives that could make the extension of services to such communities financially feasible (Government Code Section 65302.10). Responsibility for addressing concerns of DUCs is split between cities and counties, depending on the location and age of such communities.

Government Code Section 65302.10(b)(1) provides that a county must include "an identification of each legacy community within the boundaries of the county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of any city. This identification shall include a description of the community and a map designating its location." Community is defined as "an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another." Legacy community is defined as "a geographically isolated community that is inhabited and has existed for at least 50 years."

Cities and counties are not required to analyze or update their Land Use and Housing Elements as provided in SB 244 if: 1) the aforementioned communities are not present; or 2) if present, the communities are not defined as disadvantaged communities based on the analysis of the data available through the U.S. Census Bureau, Department of Finance, California Franchise Tax Board, or determined by LAFCO.

The El Dorado LAFCO is working to address requirements of SB 244 as they apply to the county's unique geography and demographics. While preliminary studies identified some potential DUCs, a final study has not been completed. Staff will continue to coordinate efforts with LAFCO to identify and address DUCs as required which may include associated updates to the Land Use and Housing Elements.

SB 310 (Hancock, 2011) – Local development (Ch. 446).

Amended Government Code Section 53395.14; and, added Section 53393.3.5 and Article 9 (commencing with Section 65470) to Chapter 3 of Division 1 of Title 7. Allows cities and counties to create incentives for transit priority projects.

County Consistency with State Law SB 310: No requirement unless the County chooses to adopt a Transit Priority Project Program and form an infrastructure financing district.

SB 379 (Jackson, 2015) – Land Use: general plan: safety element (Ch. 608).

Amended Government Code Section 65302, relating to land use. Requires upon the next revision of a local hazard mitigation plan on or after January 1, 2017, or, if the local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, require the safety element to be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to that city or county. The review requires a vulnerability assessment; identifying risks that climate change poses to the local jurisdiction; the geographic areas at risk from climate change impacts; and specified information from federal, state, regional, and local agencies.

While Senate Bill 379 is linked to the timing of federal funding requirements under the Federal Emergency Management Agency (FEMA) for a Local Hazard Mitigation Plan (LHMP), the tasks are otherwise unrelated.

County Consistency with State Law SB 379: The County adopted a LHMP on March 29, 2005. The LHMP is a multi-jurisdictional plan that serves the cities of Placerville and South Lake Tahoe, utilities in the County, and the County Office of Education. In May 2005, amendments were made to the LHMP updating the El Dorado Irrigation District and the City of Placerville’s responses to disasters. The LHMP was later approved by the FEMA.

The LHMP was updated in 2009 and incorporated by reference to Objective 6.1.1 and Policy 6.1.1.1 of the Public Health, Safety, and Noise Element of the General Plan, in compliance with AB 2140 (Hancock, 2007: General plans: safety element). With the recommendation of the Planning Commission and approval by the Board, the LHMP became the implementation program for Goal 6.1 of the Element for “a coordinated approach to hazard and disaster response planning.” Policy 6.1.1 further states that the County will ensure that the LHMP is updated on a regular basis to keep pace with the growing population. FEMA approved the LHMP update in 2011.

The LHMP was updated again and submitted to the California Office of Emergency Services (Cal OES) Hazard Mitigation division for review in 2015. Cal OES reviews all LHMPs, in accordance with Disaster Mitigation Act regulations, and coordinates with local jurisdictions to ensure compliance with FEMA’s Local Mitigation Plan Review Guide. Following the Cal OES review, the LHMP will be forwarded to FEMA for “acceptance.” Should the Board adopt the updated plan prior to January 1, 2017, the vulnerability assessment or climate adaption and resiliency study for the Safety Element is then required on or before January 1, 2022.

SB 668 (Evans, 2011) – Local government: Williamson Act (Ch. 254).

Added Government Code Section 51257.5. Allows a city or county, in order to compensate for a reduction in state subvention payments for the Williamson Act, to accept contributions from a nonprofit, a land-trust organization, a nonprofit entity, or a public agency for specific land

that is under a Williamson Act contract to supplement the city or county's foregone property tax revenues.

County Consistency with State Law SB 668: The County may consider this option to supplement the county's foregone property tax revenues for properties under Williamson Act contracts.

SB 743 (Steinberg, 2013) – Environmental quality: transit oriented infill projects, judicial review streamlining for environmental leadership development projects, and entertainment and sports center in the City of Sacramento (Ch. 386).

Required that the Governor's Office of Planning and Research amend the State CEQA Guidelines to change the way traffic impacts are analyzed in transit priority area. Instead of an analysis based on motor vehicle delay as described by roadway Level of Service (LOS), traffic impacts are to be analyzed based on other transportation impact metrics that may include, but are not limited to, total Vehicle Miles Traveled (VMT), vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. This change is designed to create a process for changing the way traffic impacts are examined under CEQA. The concept was to take the focus away from vehicle delay, measured by LOS which has resulted in mitigation requirements to increase intersection and road capacity. Instead, SB 743 seeks to shift the focus to greenhouse gas emissions resulting from trip length, encouragement of transit use, and promotion of a mix of land uses that will reduce automobile demand. (Note: This bill will repeal the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 on January 1, 2017.)

County Consistency with State Law SB 743: The County may consider this option if transit oriented infill project areas are identified. The bill allows for an alternative to LOS for evaluating transportation impacts. Particularly within transit priority areas, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses..." The proposed rules for SB 743 include a two-year grace period for implementation.

SB 792 (Steinberg, 2011) – Surface mining: mineral resource management policies (Ch. 345).

Amended Public Resources Code Section 2762. Requires a lead agency for permitting a mining operation to incorporate into its general plan policies to assist in the management of land use that affects access to areas with mineral deposits of statewide and regional significance.

County Consistency with State Law SB 792: The County is consistent with the requirements of SB 792 with implementation of General Plan Policy 7.2.3.1 by Zoning Ordinance Section

130.29.060. Policy 7.2.3.1 requires that “(t)he extraction of mineral resources within the County shall only be allowed following the approval of a special use permit and a reclamation plan conforming to the California Surface Mining and Reclamation Act (SMARA).” In December 2015, the Board of Supervisors adopted an updated Zoning Ordinance which includes Section 130.29.060. This Section prohibits subdividing lands within or adjacent to the –MR Combining Zone into lots less than 20 acres, except when: (A) The applicant has submitted to the County an evaluation of the area to ascertain the significance of the mineral resources located on the property; (B) The review authority finds that the proposed subdivision will not threaten the potential to extract minerals in the area; and (C) The review authority shall specifically state the reasons for permitting the proposed subdivision, and how it will not adversely affect the ability to utilize the resource, including its effect on the regional market for the mineral resource. This section also specifies that the “information required under this Section for lands within the (Mining Resources) –MR Combining Zone shall be forwarded to the State Geologist in compliance with SMARA Sections 2762-2763.”

SB 1241 (Kehoe, 2011) – Land use: general plan: safety element and fire hazard impacts (Ch. 311).

Amended Government Code Sections 65302 and 65302.5 of, and added Sections 65040.20 and 66474.02; Added Public Resources Code Section 21083.01 relating to land use. Revised the safety element to require the legislative body of a county to make three specified findings before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone.

County Consistency with State Law SB 1241: The County is in compliance per Safety Element Objective 6.2.2: Limitations to Development.

6.0 2011 – 2015 General Plan Five-Year Review Summary

This five-year review presents information that the County’s General Plan is still within its growth projections and that basic Plan Assumptions, Strategies, Concepts and Objectives are still valid, or have not changed so drastically to require a comprehensive update. The review identifies some land uses developing at a slower rate than forecasted; possibly creating an imbalance needing correcting to ensure the vision of the Plan is achieved.

Following are items that are within existing work programs and in progress, and other items the Board may want to consider for future work programs. Based on the information provided in this report, the Board may also want to include additional items not discussed below.

7.0 Anticipated 2016-2021 Work Program

7.1 Biological Resources Policy Update

In September 2012, the Board of Supervisors directed staff to prepare a General Plan amendment to amend several (biological resources) policies and related implementation measures to clarify and refine the County's policies regarding oak tree protection as well as (biological) habitat preservation. The Board also directed staff to prepare a Request for Proposal to hire a consultant to assist the County in preparing the biological resources policy amendments and an Environmental Impact Report (EIR). In March 2014, the Board approved a three-year contract with consulting firm Dudek. In November 2014, staff presented the Board with three potential processing options to prepare an EIR that also evaluated the Oak Woodland Management Plan (OWMP) adopted on May 6, 2008.* The Board selected the Mitigation/Conservation option.

In June 2015, the Board directed staff to consider project alternatives as part of the environmental review process including: 1) Adding oak resource retention standards; 2) Options for Individual Oak Tree (IOT) replacement mitigation (e.g. acorn to 15 gallon potted tree) and associated analysis of the implications for the In-lieu Fee Nexus study based on these options, and 3) Oak resource mitigation requirements related to discretionary and ministerial projects.

In July 2015, the County released a Notice of Preparation (NOP) of a Draft EIR to solicit public and agency comments on the scope and content of the analysis in the EIR. The Draft EIR proposed to evaluate the environmental effects associated with the proposed project, including proposed updates to specific General Plan policies, and revisions to the Oak Woodland Management Plan (OWMP), renamed the Oak Resources Management Plan (ORMP). In September 2015, following consideration of comments received on the original NOP and proposed project, the Board approved several revisions to the draft ORMP and directed staff to release a revised NOP and a revised draft ORMP.

In November 2015, the County released a revised NOP for a 30-day public review period and a revised draft ORMP. The Draft EIR is anticipated to be released in mid-2016 and the Final EIR completed in late-2016.

The NOPs, draft ORMP and other supporting documents are posted on the project webpage: <http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>

*On May 6, 2008, the Board adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771, May 6, 2008). The primary purpose of this plan was to implement the Option B provisions of Policy 7.4.4.4 and Measure CO-P. These provisions established an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas. On June 6, 2008, a lawsuit was filed in El Dorado Superior Court against the OWMP. On February 2, 2010, the Court ruled to uphold the Board's action to adopt the Plan. However, on appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an EIR for the OWMP. The OWMP was rescinded on September 4, 2012 by Resolution No. 123-2012; the implementing ordinance (Ordinance No. 4771) was rescinded on September 11, 2012 by Ordinance No. 4982. (Executed Resolution 123-2012 and executed Ordinance 4982 are attached to Legistar File No. [12-1030](#).) For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.

7.2 Cultural Resources Ordinance and Cultural Resources Guidelines Update

General Plan Policy 7.5.1.1 requires the County to *“establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric and paleontological resources) by discretionary projects.”* Work on developing a Cultural Resources Ordinance will begin in 2016. The project will include preparing the ordinance and updating the Cultural Resources Guidelines adopted in 1999.

7.3 Scenic Corridor Ordinance and Scenic Corridor Design Standards Manual

General Plan Policy 2.6.1.1 requires that a “Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways.” Work on developing a Scenic Corridor Ordinance will begin in 2016. The project will include: preparing the ordinance; developing scenic corridor implementation standards and guidelines (in the form of a standards manual adopted by Board resolution); and identifying preferred criteria for designated scenic corridors that limit Scenic Corridor designations to existing State Scenic Highways, state highway segment(s) eligible for future designation as Scenic Highways, lands within 0.25 miles of the American and Cosumnes Rivers, ridgelines and the viewshed of Coloma State Historic Park. The project will also include environmental review and the preparation of a CEQA environmental document.

7.4 Rare Plant Preserve

The General Plan Conservation and Open Space Element includes several policies for the protection of state and federally recognized rare, threatened, or endangered species (Policies 7.4.1.1 through 7.4.1.6). The western area of El Dorado County has eight endemic species of rare native plants growing in the gabbro soils located in the Pine Hill Preserve. The Pine Hill Preserve is a cooperative conservation effort to protect the habitat of these rare plants. The Preserve lands consist of non-contiguous parcels of approximately 4,500 acres. The Preserve is located within an area designated for the recovery of five plant species listed under the federal Endangered Species Act of 1973.

The Preserve is managed through a cooperative of eight agencies (CalFire, California Department of Fish and Wildlife, El Dorado County, El Dorado County Water Agency, El Dorado Irrigation District, U.S. Bureau of Land Management (BLM), U.S. Bureau of Reclamation, and U.S. Fish and Wildlife Service), and two non-governmental organizations (American River Conservancy and California Native Plant Society). The Bureau of Land Management is the lead agency of the cooperative management group which is guided by a Cooperative Management Agreement. The County provides the BLM with \$25,000 annually to assist in the management of lands within the Preserve. The County also provides additional funding for land acquisitions. In Fiscal Year 2015/16, the County contributed \$166,525 from the Ecological Preserve Mitigation Fee Program to purchase approximately 22 acres of land in areas known to have rare plants.

During the 2016-2021 five- year period, activities planned for completion are:

- 1) Update and renewal of the Cooperative Management Agreement for a 10-year term,
- 2) Request for Proposal and contract with a consultant to assist with development of a Nexus and Fee Study to update the Ecological Preserve Mitigation Fee Program,
- 3) Annual and Five-Year Reviews of the Ecological Preserve Fee Program as required by the California Mitigation Fee Act (Government Code Sections 66001 and 66006.),
- 4) Acquisition of additional lands with known rare plant habitats, and
- 5) Continued support to BLM for management activities.

7.5 Community Planning

On March 21, 2016, the Board adopted the El Dorado County 2016-2019 Strategic Plan (see Legistar File No. [14-1322](#)). The vision of the Strategic Plan is “safe, healthy and vibrant communities, respecting our natural resources, and historical heritage.” Successful community planning is an integral component of the Strategic Plan’s goals related to: Healthy Communities, Economic Development, Public Safety, Good County Governance, and Infrastructure. Community planning is primarily centered on the Economic Development goal

to “Enable a Prosperous and Vibrant Economy” and the Infrastructure goal to “Provide, operate and maintain infrastructure, public facilities, and associated services that protect our community, environment and economic well-being.” The 2004 General Plan Statement of Vision and Plan Strategies also includes guidance on future growth in the County that promotes and sustains community identity, and encourages growth to reflect the character and scale of the community in which the growth occurs. [Vision Statement 1 and Plan Strategy 3, pp. 3 and 5]

A community's identity is protected and enhanced when projects place an emphasis on both the natural setting and architectural design of a community. Detailing specific qualities and features unique to the community for which a project is proposed, and requiring design to reflect these qualities, help ensure that growth contributes to the quality of life, economic health, and vitality of the community.

On April 4, 2016, staff presented the Board with background information on community planning efforts that have been ongoing since at least 2009, including the update to the Meyers Community (Area) Plan which is discussed later in this report. Staff also provided the Board with current information on several communities that have asked the County to initiate some form of community planning effort for their respective geographic areas. Staff asked the Board to provide some direction on funding available for the 2016-17 fiscal year budget to initiate community planning efforts. Staff presented the Board with five options for how community planning could be initiated. Based on public input and Board discussion, the Board directed staff to prepare additional information focused on Options 3 and 5. Option 3 was to initiate an update to the countywide Community Design Guidelines/Standards and create custom design guidelines/standards prototypes for interested communities. Option 5 was to select roadway corridors in specific communities to develop corridor plans that focus on enhancements to the transportation network. At this meeting, the Board deferred providing guidance on available funding to future Fiscal Year 2016-17 budget discussions.

The term “community planning” is not specifically referenced in the General Plan. However, the Plan does include some goals, objectives and policies related to components of successful community planning efforts, including community identification, physical and visual separation of communities, mixed use development, opportunity areas, and infill development. These key components are discussed below.

7.5.1 Community Identification

General Plan Objective 2.4.1 (Community Identity) calls for the “Identification, maintenance, and enhancement of the unique identity of each existing community.” General Plan Policy 2.4.1.2 (2004 General Plan, pp. 37-38) directs the County to “develop community design

guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria: A. Historic preservation; B. Streetscape elements and improvements; C. Signage; D. Maintenance of existing scenic road and riparian corridors; E. Compatible architectural design; F. Designs for landmark land uses; and G. Outdoor art.” Option 3 noted above would address this General Plan policy.

7.5.2 Physical and Visual Separation of Established Communities

General Plan Objective 2.5.1 (Physical and Visual Separation) calls for the “Provision for the visual and physical separation of communities from new development.” The General Plan aims for “carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community” (General Plan Goal 2.5: Community Identity). According to the 2004 General Plan EIR, dispersed development between existing communities, including communities in the Rural Regions, [without regulation] would degrade community character due to a loss of [physical and visual] separation between existing communities (2004 General Plan EIR p. 5.1-35). This impact was addressed by 2004 General Plan EIR Mitigation Measure 5.1-2, directing the County to “Create Distinct Community Separators.” To achieve this requirement, the General Plan requires:

1. Low intensity land uses incorporated into new development projects to provide for physical and visual separation of communities (Policy 2.5.1.1);
2. Greenbelts or similar means of community separation included within specific plans (Policy 2.5.1.2); and
3. Development of a program that allows the maintenance of distinct separators between developed areas in Community Regions and Rural Centers (Policy 2.5.1.3/ Implementation Measure LU-H).

Items No. 1 and 2 are addressed as part of all discretionary projects. However, Item No. 3 remains to be implemented as part of future Long Range Planning work efforts.

7.5.3 Mixed Use Development

General Plan Policies 2.1.1.3, 2.1.2.5, and 2.2.1.2 have provisions related to mixed use development. On December 9, 2009, the Board approved amending Policies 2.1.1.3, 2.1.2.5, 2.2.1.2 and Table 2-2 of Policy 2.2.1.3 in the Land Use Element to allow mixed use development to occur horizontally as well as vertically. This amendment eliminated the

requirement for projects to be predominantly commercial, and increase density in dwelling units per acre within Community Regions for mixed use projects. The Board also approved an amendment to the Zoning Ordinance to allow mixed use development in identified commercial zones and establish standards for mixed use development projects. (These amendments are referred to as Mixed Use Development Phase I.)

Upon adoption of the initial amendment for mixed use development, the Board directed staff to begin a more comprehensive analysis for utilizing mixed use development as a tool to further achieve other goals established within the General Plan. These goals include support for compact urban form within established communities, similar to historical development patterns, and infill development in areas other than commercial. On December 15, 2015, the Board adopted amendments to the General Plan and Zoning Ordinance supporting mixed use development. The Board also adopted the Mixed Use Design Manual which provides design standards and guidelines for the development of mixed use projects. (These amendments are referred to as Mixed Use Development Phase II.) Phase III is anticipated to be incorporated into future community planning/community I.D. efforts and may include, but not be limited to, a combining zone designation specific to mixed use development areas.

7.5.4 Opportunity Areas and Infill Development

On December 15, 2015, the Board adopted a new objective and several new policies to encourage development and revitalization within designated “Opportunity Areas” with a mix of uses that support the County’s jobs/housing balance [Objective 2.1.4 and Policies 2.1.4.1 through 2.1.4.4]. The related Implementation Measure (LU-P) specifies that the County will establish a program by which Opportunity Areas will be identified in the future. Opportunity Areas would consist of larger undeveloped areas where future development is expected and should be directed. These areas would be established based on several criteria, including strategic locations within the General Plan planning areas, proximity to services, ability to advance General Plan goals, compatibility with adjacent uses, environmental resources, and geographic features. Opportunity Areas would require subsequent detailed master planning including circulation patterns and financing prior to development.

General Plan Policy 2.4.1.5 requires the County to implement a program to promote infill development in existing communities and provides criteria for identifying infill sites. Infill sites would be within, but not limited to, Opportunity Areas, and located within Community Regions and Rural Centers. Infill sites would be five acres or less in size and would demonstrate substantial development has occurred on two or more sides of the site. Incentives to promote infill development, revitalization, rehabilitation, and mixed used projects would need to be offered to encourage development of vacant/underutilized areas in designated Opportunity Areas [Policy 2.1.4.3] and other areas within the unincorporated area

of the County. Any new development on identified sites would be required to remain visually compatible with the surrounding area.

7.5.5 Community Planning Opportunities, Risks and Expectations

Community planning presents a good opportunity to address some of the issues that have been identified by communities. Community planning benefits can include accommodating present activities, planning for future development, generating economic growth, and building a sense of community. For example, community planning is an appropriate venue for creating or tailoring design guidelines/standards for certain types of development or addressing local streetscape issues. Community planning can also strengthen connections between the County, local communities and other stakeholders through increased dialogue and active problem solving.

Community planning is not a short-term task; the vast majority of plans require multiple years to complete. Community planning requires a significant commitment of County resources, including staff time, funding and fortitude to see the planning effort through to the end. Typical costs for community planning efforts range widely from approximately \$100,000 to over \$1,000,000 for professional services which may include facilitation, architectural renderings for design standards, technical studies, and environmental review. More extensive efforts can exceed \$1,000,000.

Successful community planning involves significant discussion, negotiation and compromise amongst all parties involved. Such efforts are lengthy, but result in a final product (e.g. Board-adopted plan) that many participants can support.

7.5.6 Meyers Area Plan Update

General Plan Goal 2.10 and General Plan Implementation Measure LU-0 direct the County “to coordinate the County’s land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency (TRPA)”. In May 2012, the County initiated an update to the 1993 Meyers Community Plan. The Plan update (renamed the Meyers Area Plan) will conform to the 2012 TRPA Regional Plan Update. On August 31, 2015, the Board adopted Resolution of Intention (ROI) [148-2015](#) to amend the General Plan (to replace Meyers “Community” Plan with Meyers “Area” Plan), and authorize the preparation of the environmental documentation required by the California Environmental Quality Act (CEQA). The Board also adopted ROI [149-2015](#) to amend the Zoning Code (Title 130) to replace Section 130.58.IV (Meyers Community Plan Districts) for consistency with the Meyers Area Plan; revise Section 130.74.045 (Meyers Community Plan Design Review Process and Requirements); and revise the official County zoning map. The Board must certify the Environmental Impact Report

(EIR) prior to adoption of the project. The adoption process is tentatively anticipated for completion in early 2017.

7.5.7 El Dorado Hills Business Park Marketability Analysis

On August 2, 2016, the Board directed staff to explore enhancing the marketability of the El Dorado Hills Business Park (Legistar File No. [16-0821](#)). There are some perceived shortcomings with how the current El Dorado Hills Business Park (EDHBP) functions, which may or may not have merit. Absent an understanding of these perceptions and potential options to address such concerns, the County is not able to assess and make appropriate recommendations for action to address such conditions. The Board requested staff to explore potential issues, options for action as appropriate (including resource and timeframe estimates for each option) and report back in late fall 2016 or early winter 2017.

7.6 Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program Updates

General Plan Implementation Measure TC-A requires an annual update of the CIP with a priority list of road and highway improvements (e.g. capital maintenance, rehabilitation, and reconstruction; capacity, operational and safety improvements) based on a 10-year horizon. Measure TC-A also requires a major CIP update every five years, in coordination with the five-year major review of the General Plan, for roadway improvements programmed within the next 20 years. The annual and major CIP updates ensure the program continues to meet the requirements of General Plan policies TC-Xb(a), TC-1k, TC-1m, and TC-1n).

General Plan Implementation Measure TC-B requires the TIM Fee Program to be updated annually for changes in project costs, and every five years with revised growth forecasts, revised improvement project analysis and list, and revised construction cost estimates to ensure the programs continue to meet the requirements of General Plan policies TC-Xa, TC-Xb, and TC-Xg.

The Major 5-Year CIP and TIM Fee Program updates are anticipated to be completed by December 2016. The updated fees are effective 60 days upon adoption of the major TIM Fee Program update. Growth forecasts are an essential element of the development of a CIP and TIM Fee Program. Forecasting growth is an iterative and ongoing process; forecasts are reviewed and adjusted annually as part of the annual CIP and TIM Fee Program updates, and every five years as part of the major CIP and TIM Fee Program updates. Routinely verifying and updating growth forecasts allows the County to account for new information and adjust its assumptions accordingly.

7.7 Traffic Mitigations from 2004 General Plan EIR

The 2004 General Plan EIR includes four mitigation measures to address future Level of Service (LOS) concerns at the intersection of Latrobe Road and White Rock Road as follows:

- Mitigation 5.4-1(a): Amend the circulation diagram to include a new arterial roadway from El Dorado Hills Business Park to U.S. 50.
- Mitigation 5.4-1(b): Add a new growth control implementation measure (cap to the business park)
- Mitigation 5.4-1(c): Modify LOS Policies. (This option permits the Board, through a 4/5 vote, to allow the roadway segments (i.e., Latrobe Road from Investment to U.S. 50 and White Rock Road from Manchester Drive to Latrobe Road) to operate at LOS F.)
- Mitigation 5.4-1(d): Amend the circulation diagram to include a frequent transit service on exclusive right-of-way to the El Dorado Hills Business Park.

The General Plan addresses these mitigation measures with the following policies and implementation measure:

- Policy TC-1u: The County shall amend the circulation diagram to include a new arterial roadway from the west side of the El Dorado Hills Business Park to U.S. 50.
- Policy TC-1v: The County shall consider modification of the circulation diagram to include a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.
- Policy TC-1y: Development through 2025, within Traffic Analysis Zones 148 and 344, shall be conditioned so that a cap of 10,045 full-time employees is not exceeded, unless it can be demonstrated that a higher number of employees would not violate established LOS standards.
- Measure TC-V(1): Work with the Sacramento Area Council of Governments (SACOG), Sacramento County and the City of Folsom to identify potential alignment for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50. [Policy TC-1u]

The cap to the El Dorado Hills Business Park has been implemented, which addresses Mitigation 5.4-1(b) and Policy TC-1y. The County is in the process of amending the circulation diagram to include a new roadway from the business park to connect to U.S. 50 that will alleviate the future LOS concern at the White Rock Road/Latrobe Road intersection (Mitigation 5.4-1(a); Policy TC-1u).

Although Mitigation 5.4-1(d) (Policy TC-1v) is not needed at this time, the policy will remain in place for any future need.

7.8 Zoning Ordinance Post-Adoption Review

In December 2015, the Board adopted an update of the County's Zoning Ordinance. Staff has been collecting code items requiring minor revisions or "clean-ups" and plans to return to the Board by December 2016 with the list of clean-up items to be addressed.

7.9 Agricultural "Opt-In" Program Phase II

In March 2012 and again in July 2013, the County, in conjunction with the El Dorado County Farm Bureau, mailed over 3,000 letters asking property owners who met certain criteria if they preferred agricultural zoning or residential zoning for their parcels as part of the Zoning Ordinance update. The County received over 700 requests for agricultural zoning. On December 15, 2015, following the adoption of the Zoning Ordinance update, the Board discussed initiating a subsequent process to give property owners with existing commercial agricultural operation, or who have plans to develop lands for agriculture, the opportunity to "opt-in" to agricultural zoning. This second "opt-in" could provide for enhancement of agritourism opportunities. By being properly zoned for agriculture, property owners will retain their "Right to Farm," agricultural setbacks and agricultural buffers.

7.10 2021 Housing Element Update

California Government Code Section 65583 requires that the County prepare and adopt an update to the Housing Element of the General Plan and related environmental documents. The update includes a review of the County's ability to accommodate its fair share of the region's housing needs for the 8-year planning period 2021 to 2029, based on the updated Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG). The 2021 Housing Element provides an update of the housing inventory using the General Plan land use designation; a review of the goals, policies, and necessary revisions to implementation measures to reflect changes in local, state and federal law; and a review of the success in meeting the goals and objectives of the previously adopted Housing Element. The update process is planned to begin sometime in 2018.

7.11 General Plan Safety Element – Multi-Jurisdictional Hazard Mitigation Plan

If the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan update is not adopted by the Board prior to January 1, 2017, Senate Bill 379 establishes a mandated program that

requires the General Plan Public Health, Safety and Noise Element to be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the jurisdiction. The review requires a vulnerability assessment identifying: risks that climate change poses to the local jurisdiction; the geographic areas at risk from climate change impacts; and specified information from federal, state, regional, and local agencies. If the updated hazard mitigation plan is adopted prior to January 1, 2017, the vulnerability assessment is required to be completed on or before January 1, 2022.

7.12 Disadvantaged Communities

Preliminary studies conducted by the El Dorado Local Agency Formation Commission (LAFCO) identify some potential Disadvantaged Unincorporated Communities (DUCs) in El Dorado County. However, a final study has not been completed. Further analysis is required to identify and address DUCs as required under SB 244, which may include associated updates to the Land Use and Housing Elements of the General Plan.

7.13 Storm Water Management Program

The County's Storm Water Management Program will continue implementing the requirements of its current and future National Pollutant Discharge Elimination System (NPDES) Permits for the Lake Tahoe Basin and West Slope (western portion of the County). The Program will focus primarily on standardizing requirements for all development projects, including the County's CIP and construction projects, to implement post-construction best management practices to protect water resources.

Other Program components include:

- 1) Complying with the state's new [Trash Amendment](#) policy,
- 2) Building a countywide Asset Management Program,
- 3) Enhancing the County's roadway operations and maintenance programs,
- 4) Improving water quality features on County owned or operated facilities,
- 5) Building the County's public involvement program,
- 6) Writing grants to obtain resources to build demonstration gardens and construct storm water treatment features, and
- 7) Register catchments in the Lake Clarity Crediting Program to demonstrate a 21 percent fine sediment particle load reduction from the baseline load calculation.

7.14 Design Improvements Standards Manual/Land Development Manual

In 2011, the County began the process of developing a new and/or updated Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor

document that will set out development standards to augment those already in the Zoning and Subdivision Ordinances. The DISM/LDM will provide design standards and information regarding the development of land in the County addressing lot design, fire protection, water, sewage disposal, mapping requirements, roads, and other design criteria. The DISM/LDM or successor document is still under development. In December 2015, the County adopted specific community design standards to augment those found in the Zoning Ordinance on the following subjects: 1) landscaping and irrigation, 2) mobile home parks, 3) outdoor lighting, 4) parking and loading, and 5) research and development. General Plan Policy TC-9 (and related Policy TC-9a and Implementation Measure TC-Y) was also adopted to include in the DISM/LDM development of complete street elements to accommodate all users (e.g. bicyclists, pedestrians, transit, and disabled persons). The DISM/LDM project is currently on hold pending availability of funding.

7.15 2030 and 2050 Greenhouse Gas Emission Reduction Targets

California Governor Edmund G. Brown Jr. established a California greenhouse gas (GHG) emissions reduction target of 40 percent below 1990 levels by 2030 [Executive Order B-30-15 issued April 29, 2015], with continued progress towards an 80 percent reduction by 2050 [Executive Order S-03-05 issued June 1, 2005 by former Governor Arnold Schwarzenegger]. To achieve these GHG reduction targets, the California Air Resources Board (CARB) has developed a Mobile Source Strategy.

In September 2015, the CARB released the *Draft Mobile Source Strategy* Report which introduced a comprehensive strategy to reduce emissions from mobile sources to meet critical air quality and climate goals over the next 15 years. The report outlines a mobile source strategy that simultaneously meets air quality standards, achieves GHG emission reduction targets, decreases toxic health risk, and reduces petroleum consumption from transportation emissions over the next 15 years. The CARB released the updated [Mobile Source Strategy Report](#) on May 16, 2016.

Another state agency that is addressing the issue of climate change is the Governor's Office of Planning and Research (OPR). The OPR is in the process of updating the [General Plan Guidelines](#). One of the recommended changes is the addition of a [Climate Change/Global Warming \(Optional\) Element](#). Optional elements are included in the general plan at the discretion of the city or county. The general plan allows cities and counties to integrate GHG reduction efforts with other community goals strengthening the long-term sustainability and resiliency of the community and of the state. Some jurisdictions are incorporating climate action policies into existing elements.

The passage of Senate Bill 375 (Steinberg, 2008), the *Sustainable Communities and Climate Protection Act of 2008*, supports the State's climate action goals to reduce GHG emissions through coordinated transportation and land use planning with the goal of building more sustainable and livable communities. The Metropolitan Planning Organization (MPO) for each region must develop a "Sustainable Communities Strategy" (SCS) that integrates transportation, land use and housing policies to plan for achievement of the emissions target for their region.

The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento six-county region that includes El Dorado County. SACOG developed a SCS as part of the Metropolitan Transportation Plan (MTP) for the SACOG region. The SCS identifies policies and strategies to reduce GHG emissions to the targets set by the CARB. One of the suggested strategies is the development of a regional climate action plan.

The MTP/SCS must demonstrate a reduction in GHG emissions via technical modeling of the forecasted land use pattern and supporting transportation network designed to serve the regional transportation needs. However, SB 375 specifically states that a SCS does not regulate land use; that city and county land use policies and plans are not required to be consistent with the MTP/SCS; and that nothing in a sustainable communities strategy "shall be interpreted as superseding the exercise of the local land use authority of cities and counties within the region." (Government Code Section 65080(b)(2)(J)). The MTP/SCS does not regulate local land use authority or preclude a local jurisdiction from planning and approving growth that is different in terms of total units or geographic extent.

The MTP/SCS includes transportation improvements and capital investments that will serve the Sacramento region's projected land use pattern and population growth. If a city, county, or public agency in the Sacramento region wants to use federal transportation funding for transportation projects or programs, those projects must be included in the MTP/SCS project list. The MTP/SCS is updated on a federally-regulated cycle of at least every four years. The current [2016 SACOG MTP/SCS](#) was adopted on February 18, 2016.

The global impacts of GHG emissions, climate change and global warming were brought to the Board's attention by the County's Youth Commission. On March 25, 2008, the Board adopted Resolution No. 29-2008, the "Environmental Visions for El Dorado County," brought forward by the Youth Commission. The Resolution set forth goals to address positive environmental changes including, but not limited, to: reduce carbon emissions and greenhouse gases; reduce vehicle miles traveled by promoting alternative transportation modes (e.g. carpooling, bicycle commuting, expanded transit opportunities, clean-fueled County vehicles); and encourage local government to adopt green and sustainable practices.

Given the emergence of climate change/global warming as a critical issue of federal, state and regional impacts, the County may consider at some point incorporating policies that focus on reducing GHG emissions into the General Plan, or development of a Climate Action Plan either as a separate Element of the General Plan or as a stand-alone Plan. Staff will continue to coordinate with SACOG, ARB, and OPR on this issue as it evolves.

7.16 General Plan – Environmental Justice Component

In 2016, Senate Bill 1000 (Leyva) was passed, which adds an environmental justice component to the required elements of the general plan, that identifies disadvantaged communities, as defined, within the area covered by the general plan of the local jurisdiction. This bill requires an environmental justice element, or environmental justice goals, policies, and objectives integrated into other elements, to be adopted or reviewed upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.

If the Board moves for a revision of two or more elements concurrently on or after January 1, 2018, development of the environmental justice element, or the environmental justice goals, policies, and objectives for inclusion in other elements, would need to be added to the 2016-2021 work program.

According to SB 1000, “Disadvantaged Communities” means an area identified by the California Environmental Protection Agency (CalEPA) 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. Under this definition, there are currently no areas in El Dorado County designated by CalEPA as a disadvantaged community.

7.17 Future General Plan Implementation as a Result of Voter-Approved Measure E

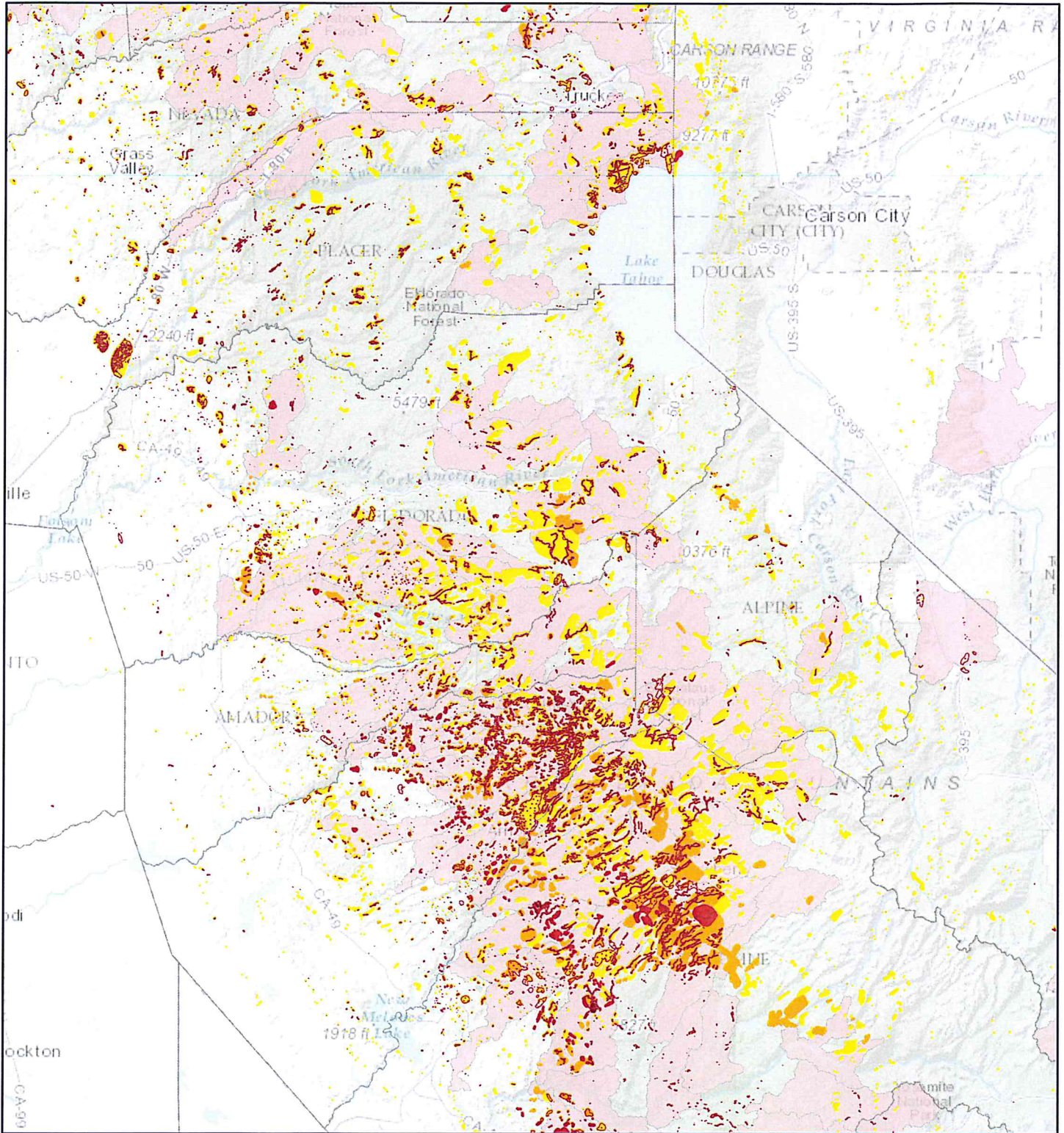
On August 9, 2016, the Board received a detailed staff memo and presentation regarding implementation of Measure E, the voter initiative passed on June 7, 2016. Measure E amended General Plan Policies TC-Xa, TC-Xf and TC-Xg. Analysis of Measure E identified several potential legal conflicts, ambiguities, and internal inconsistencies relative to Measure E’s language. The staff memo provided recommendations on how to ascertain the voters’ intent to resolve these issues, and interpret and implement Measure E consistent with applicable policies, regulations, and laws. The Board directed staff to return no later than September 13, 2016 with interpretive guidelines generally in accordance with the recommendations in the staff memo (Attachment 4A, Legistar File No. [14-1054](#)). The Board also provided general direction for staff to include impacts to commercial development projects and an update on traffic levels of service.

On August 30, 2016, the Board directed staff to:

- 1) Receive and file the report on Measure E Implementation and Continue Resolution 149-2016 off Calendar;
- 2) Receive and file the report concerning Highway 50 and the Caltrans data and direct staff to post the report to the County website to address the recurring questions;
- 3) Move the implementation of the voter approved Measure E initiative forward as written and as it was before the voters;
- 4) Direct staff to return to the Board by mid-October 2016 with an update and additional information concerning the impact of Measure E on the sites identified in the Housing Element necessary to satisfy the County's Regional Housing Needs Allocation; Further answer the CEQA questions, and provide the Board with a comprehensive list of General Plan inconsistencies and the impact on the County's budget; and
- 5) Direct staff to conduct Board workshops to address the traffic and circulation issues underlying Measure E.

Staff has taken the following actions regarding the Board's direction:

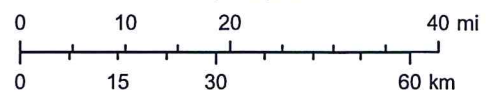
- 1) The report on Measure E Implementation (which staff understands was the staff memo presented to the Board on August 9, 2016) was received and filed, and is attached to Legistar File No. [14-1054](#) (Attachment 4A);
- 2) The report concerning Highway 50 and Caltrans data was received and filed, and is attached to Legistar File No. [14-1054](#) (Attachment 5B). This document was updated on September 19, 2016 with data supplied by Caltrans in September 2016. The revised document is posted on the County website on the [Long Range Planning](#) webpage, under What's New ([Methodology Used to Calculate LOS for County Road and State Highways](#));
- 3) Implementation of Measure E, overseen by the Community Development Agency Planning Services Director, will be processed on a project-by-project basis;
- 4) At this time, it is unknown to what extent the impact of Measure E will have on the sites identified in the Housing Element necessary to satisfy the County's Regional Housing Needs Allocation. After analysis of the policy interpretations associated with Measure E, an Adequate Sites Analysis will be conducted to assess if adequate sites for multi-family dwelling units may be available to meet the RHNA requirements for the 2021, 2025, and 2035 planning periods. The assumptions and methodology used in the analysis and the potential impacts to the Housing Element will be provided to the Board at a later date.
- 5) A Board workshop to address traffic and circulation issues underlying Measure E will be held in October/November 2016.



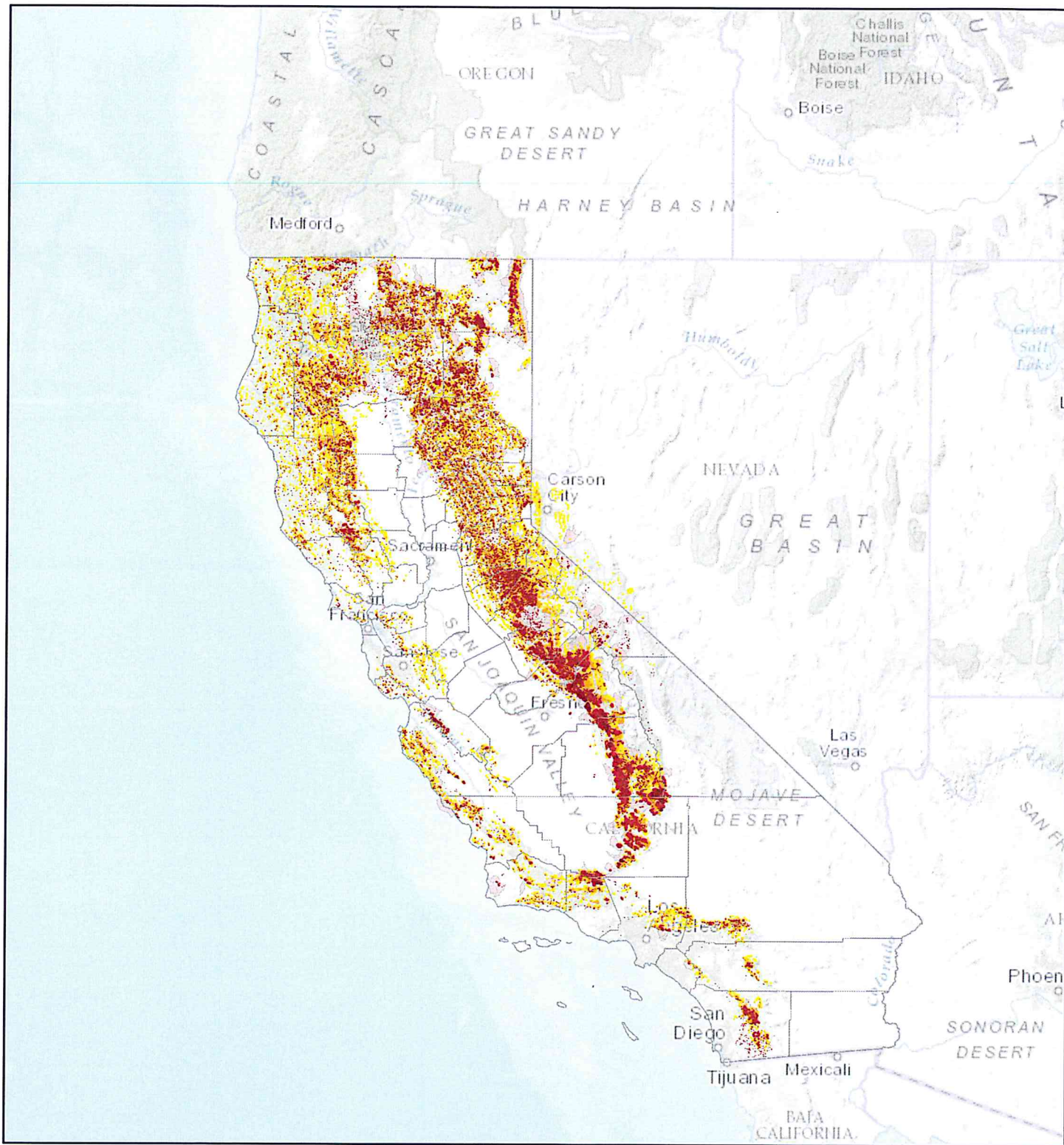
March 25, 2016

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- County Boundaries
- Tier One High Hazard Zones
- USFS 2015 Flown Area
- >0 - 5 (Background Mortality)
- 5 - 15
- 15 - 40
- 40+
- Tier Two High Hazard Zones



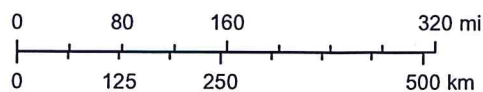
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 USFS, CAL FIRE



March 25, 2016

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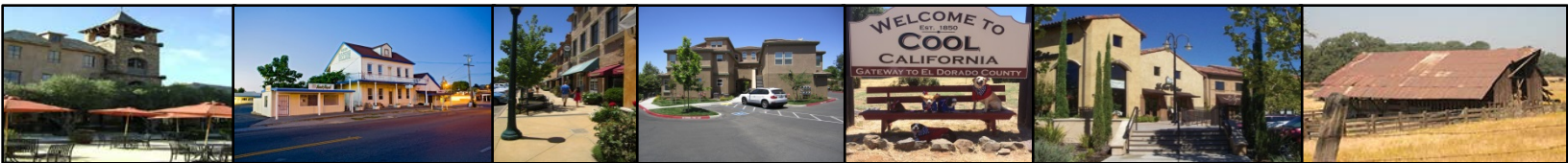
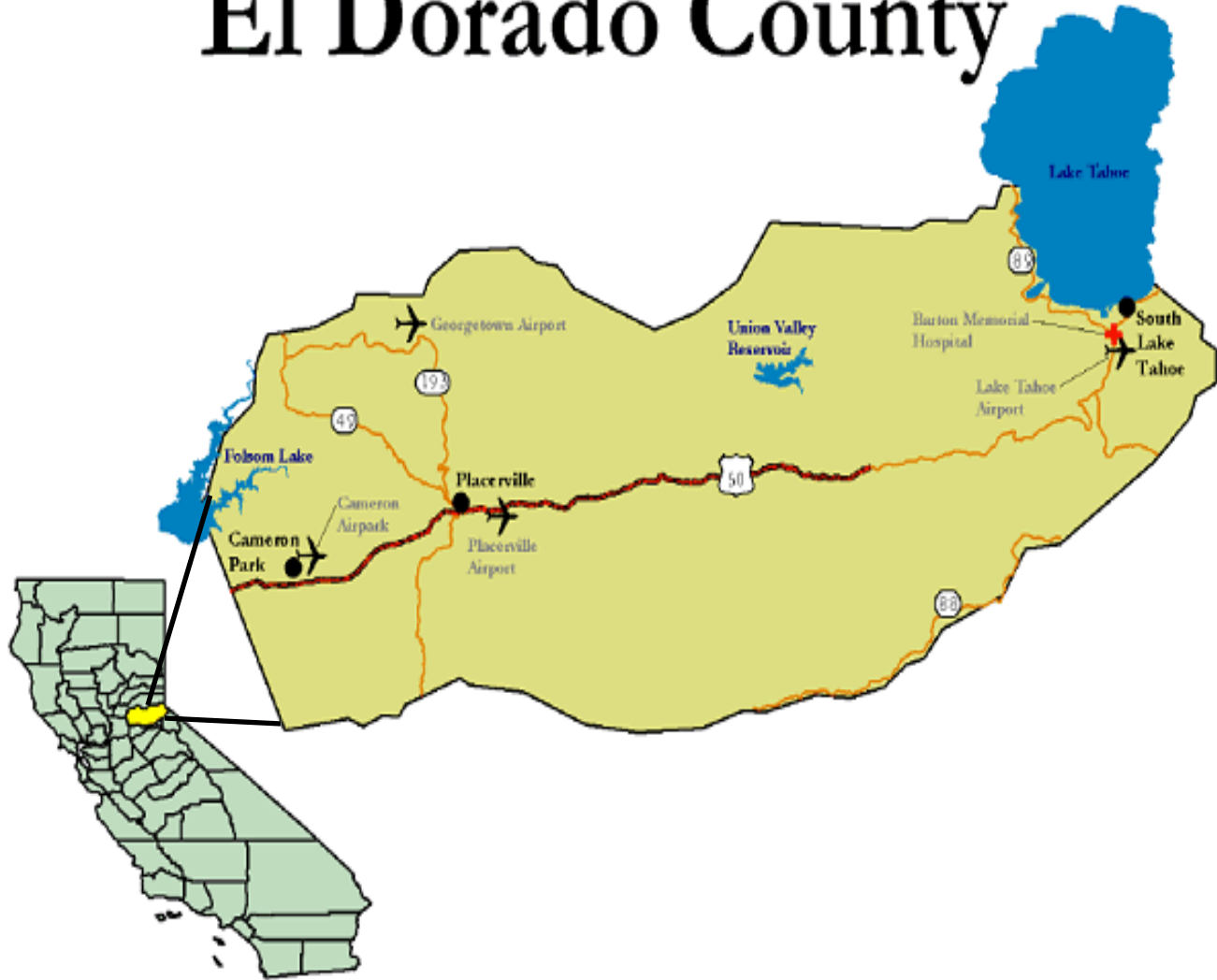
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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
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2015 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



El Dorado County Community Development Agency

Long Range Planning

Board of Supervisors, October 25, 2016



TABLE OF CONTENTS

1. PURPOSE OF THIS REPORT	3
2. EXECUTIVE SUMMARY	4
3. GENERAL PLAN OVERVIEW	7
Background and History	7
State General Plan Annual Progress Report Guidelines	7
4. GENERAL PLAN ELEMENTS	13
Land Use Element	13
Transportation and Circulation Element	19
Housing Element	21
Public Services and Utilities Element	22
Public Health, Safety and Noise Element	23
Conservation and Open Space Element	23
Agriculture and Forestry Element	26
Parks and Recreation Element	28
Economic Development Element	30
5. GENERAL PLAN IMPLEMENTATION PLAN	32
6. PLANNING AND DEVELOPMENT ACTIVITIES	34
General Plan Amendments	34
Zoning Ordinance Amendments	35
Discretionary Development Applications	36
7. OTHER RELATED ACTIVITIES	38



LIST OF FIGURES

Figure 1: 2015 General Plan Implementation Summary..... 8
Figure 2: 2015 Status of General Plan Implementation Measures (By Element)..... 9

LIST OF TABLES

Table 1: Land Use Element – Incomplete Implementation Measures..... 18
Table 2: Transportation and Circulation Element – Incomplete Implementation Measures .20
Table 3: Public Services and Utilities Element – Incomplete Implementation Measures22
Table 4: Public Health, Safety and Noise Element – Incomplete Implementation
Measures 23
Table 5: Conservation and Open Space Element – Incomplete Implementation
Measures 24
Table 6: Agriculture and Forestry Element – Incomplete Implementation Measures27
Table 7: Parks and Recreation Element – Incomplete Implementation Measures.....29
Table 8: Economic Development Element – Incomplete Implementation Measures31
Table 9: Summary of Discretionary Development Applications Filed in 2015.....37

APPENDICES

- A. 2015 Housing Element Implementation Annual Progress Report
- B. Growth Monitoring Charts (Population, Jobs, Housing, Land Development)



1. PURPOSE OF THIS REPORT

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) that 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 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."

In addition, 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 was completed in April 2011. The next five-year review must be submitted to the State by October 1, 2016.

Further, 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 foreseeable future.



2. EXECUTIVE SUMMARY

The [El Dorado County General Plan](#) includes nine areas of review, or Elements: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Public Services and Utilities, 5) Public Health, Safety and Noise, 6) Conservation and Open Space, 7) Agriculture and Forestry, 8) Parks and Recreation and 9) Economic Development. Each Element includes an implementation program with a list of implementation measures linked to annual work plans.

The General Plan currently has a total of 233 implementation measures including 5 additional measures since the 2013 Annual Progress Report (APR), resulting from adoption of a new Housing Element on October 29, 2013. In addition, three additional implementation measures were adopted by the Board of Supervisors (Board) in 2015 in association with the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Project. Implementation of these measures is the collective responsibility of more than 15 separate County departments, agencies and/or divisions. Overall, the County has made significant progress toward implementation of the General Plan since its adoption in 2004. Of the 233 total measures, 173 (74 percent) have been implemented, 48 (21 percent) are in progress, and 12 (5 percent) remain to be initiated and implemented. Additional details regarding General Plan implementation can be found under the discussion following each element. Note that “responsibility assignments and time frames for each implementation measure are advisory only. Modifications to responsibility assignments and/or timeframes do not require amendment of the General Plan (General Plan Introduction, p. 7).”

This report focuses on highlighting both achievements and challenges during calendar year 2015, and the measures that are in progress and still remain to be implemented. The 2015 General Plan Annual Progress Report (APR) was a collaborative effort and staff acknowledges key contributions from multiple County agencies, divisions and/or departments, including but not limited to the Agriculture Department; Community Development Agency Divisions: Development Services, Environmental Management, Long Range Planning, and Transportation; Chief Administrative Office; Economic Development; Facilities; Parks and Trails; Surveyor’s Office; and Health and Human Services Agency (multiple divisions).



Major Planning Activities in 2015

Below is a highlight of the major planning activities related to General Plan implementation either completed or ongoing during the 2015 calendar year. General Plan implementation tasks are also discussed in detail under appropriate section(s) for each General Plan Element.



Sign Ordinance Update

The 2004 General Plan includes Goal 2.7, Objective 2.7.1 and Policies 2.7.1.1 and 2.7.1.2 related to the regulation of signs. In August 2012, the Board directed staff to prepare a comprehensive update to the County's existing sign ordinance and to prepare the related Environmental Impact Report (EIR) with assistance from a consultant. A contract was executed with Pacific Municipal Consultants in December 2012. On December 31, 2014, a Notice of Availability (NOA) of a Draft EIR for the Sign Ordinance Update was released for a 45-day public review and comment period. The Draft EIR was prepared as a Program EIR in conformance with the California Environmental Quality Act (CEQA) Guidelines. On March 26, 2015, the Planning Commission held a public hearing on the Final Environmental Impact Report (EIR). The public hearing was continued on May 28, 2015. On July 28, 2015, the Board approved the certification of the EIR, amendments to General Plan Objective 2.7.1 and Policy 2.7.1.2, and adoption of a comprehensive update to the existing Sign Ordinance (Chapter 130.16 of Title 130 in the El Dorado County Code of Ordinances). The new Ordinance (No. 5025) became effective 30 days after adoption on August 27, 2015. The adopted sign ordinance, EIR and additional information are available on the project webpage at:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/Sign_Ordinance_Update.aspx



Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU)

On April 4, 2011, the Board completed the first five-year review of the 2004 General Plan and outlined project objectives for a Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU). In January 2012, the Board approved a contract with ICF International to complete an Environmental Impact Report (EIR) for the TGPA-ZOU. On March 24, 2014, a Draft EIR was circulated for a 120-day public review period). On January 29, 2015, a Partial Recirculated Draft EIR (RDEIR) was released for a 45-day public review period. The RDEIR addressed the



following environmental issues: transportation and traffic, water supply and groundwater use and supply, and energy conservation. On August 6, 2015, the Final EIR was released, which included responses to the comments received on the Draft EIR and the RDEIR. On August 27, 2015, the Planning Commission held a public hearing to receive public comments on the Final EIR and the TGPA-ZOU Project. The public hearing was continued to September 2, 2015. The Board held a public hearing on November 10 and 12, 2015 to receive public comments on the Final EIR and TGPA-ZOU Project. On November 13, 2015, the Board tentatively approved various actions and directed staff to revise draft documents as necessary pursuant to this tentative action and return on December 15, 2015 for final action. On December 15, 2015, the Board adopted Resolution [195-2015](#) certifying the Final EIR for the TGPA-ZOU project; adopted Resolution [196-2015](#) adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted the Zoning Ordinance Update. The Board also adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading. The Final EIR, adopted Resolutions and other supporting documents are posted on Legistar File No. [11-0356](#). Additional information is available on the project webpage at:

http://www.edcgov.us/LongRangePlanning/LandUse/TGPA-ZOU_Main_Page.aspx



General Plan Biological Resources Policy Update

The 2004 General Plan Conservation and Land Use Element includes several policies related to biological resources (7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, 7.4.5.2, and 8.1.3.4) and related Implementation Measures (CO-L, CO-M, CO-N, CO-P and CO-U). In March 2014, the Board approved a contract with consulting firm Dudek to assist the County with the review and analysis of the biological resources policies and related implementation measures in the 2004 General Plan and prepare an Environmental Impact Report (EIR). In July 2015, the County released a Notice of Preparation (NOP) of a Draft EIR for a 30-day public review period. In September 2015, following consideration of comments received on the original NOP and proposed project, the Board approved several revisions to the draft Oak Resources Management Plan (ORMP) and directed staff to release a revised NOP and a revised draft ORMP. In November 2015, the County released a revised Notice of Preparation (NOP) for a 30-day public review period and a revised draft ORMP. The Draft EIR is anticipated to be released in mid-2016 and the Final EIR completed in late-2016. Additional information is available on the project webpage at: <http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>



3. GENERAL PLAN OVERVIEW

Background and History

The El Dorado County General Plan was adopted on July 19, 2004 by the Board of Supervisors and ratified by public referendum on March 15, 2005. This represents the first comprehensive General Plan update since 1996.

Prior to adoption of the 2004 General Plan, implementation of the previous 1996 General Plan was largely 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 the 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 was discharged. The Court’s ruling was appealed by the plaintiffs. However, on April 18, 2006, the County entered into a settlement agreement with the plaintiffs, allowing full implementation of the 2004 General Plan.

State General Plan Annual Progress Report Guidelines

The Governor’s Office of Planning and Research (OPR) provide suggested content for the General Plan Annual Progress Report (APR). The content below is based on recommendations from the OPR’s General Plan Annual Progress Report Guidance.

1. *Introduction.*
2. *Table of Contents.*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*

This report will be presented to the Board of Supervisors on October 11, 2016 in conjunction with the County’s General Plan Five-Year Review. Additional details from this hearing are available on the Board of Supervisor’s online Agenda calendar at: <https://eldorado.legistar.com/Calendar.aspx>



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 a few amendments to the Implementation Plan, with the most recent amendment on December 15, 2015 in association with the TGPA-ZOU Project (the addition of three additional implementation measures). The Implementation Plan, as amended in 2015, contains a total of 233 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 173 measures have been completed³, 48 measures are in progress², and 12 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 2015 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.

Figure 1: 2015 General Plan Implementation Summary

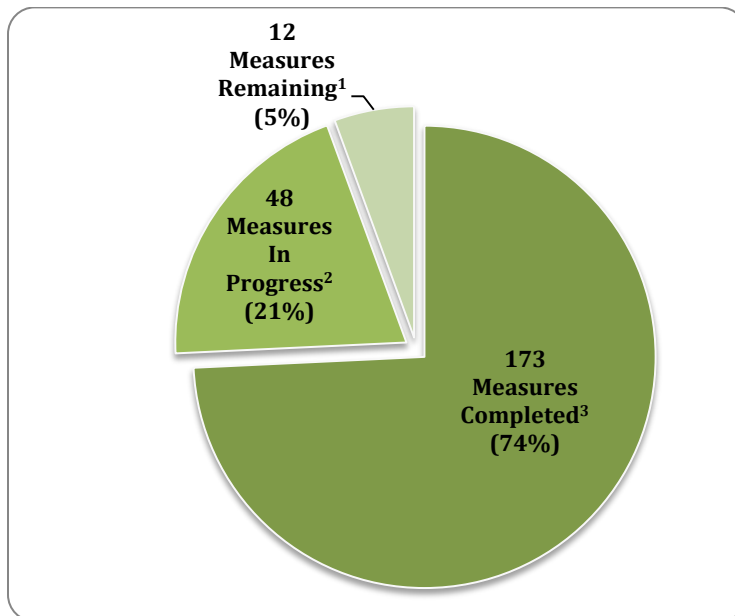




Figure 2: 2015 Status of General Plan Implementation Measures by Element

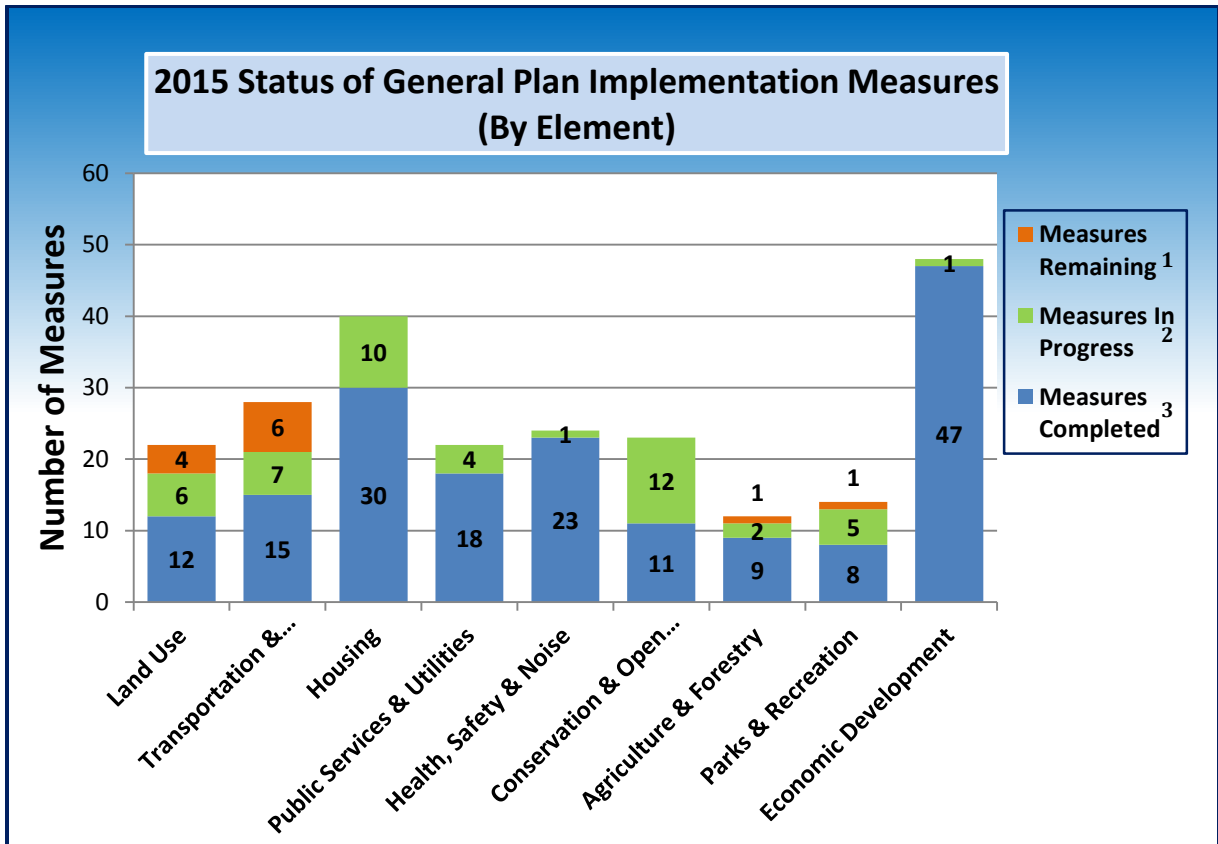


Figure 2 Notes:

¹ Measures shown as “remaining” means that no action(s) have been initiated for those identified measures as of the end of calendar year 2015.

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 2015.

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 2015. 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 the Department of Housing and Community Development (HCD).

The 2013-2021 Housing Element adopted on October 29, 2013 includes 40 Implementation Measures. Note that five additional Housing Element Implementation Measures were added for the 2013-2021 Housing Element in response to recent changes in state legislation. The implementation status of each of these measures is provided in Table C of the 2015 Housing Element Annual Progress Report which was presented to the Board of Supervisors in April 2015. The 2015 Housing Element Implementation Progress Report is included as Appendix A.

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 General Plan has been prepared using the State General Plan Guidelines (Government Code Section 65040.2), and includes the seven mandatory elements and four additional elements. The seven State-mandated elements of the General Plan are: 1) Land Use, 2) Mobility (Transportation and Circulation), 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, and 7) Safety. The County General Plan includes the above mandatory elements plus four additional elements: Public Services and Utilities, Agriculture and Forestry, Parks and Recreation, and Economic Development. The Conservation and Open Space Elements are combined together as one element. In addition, Public Health has been added to the combined Noise and Safety Element.

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

The General Plan was last comprehensively updated in July 2004. However, on December 15, 2015, a limited number of selected ("targeted") amendments were completed as part of the Targeted General Plan Amendment-Zoning Ordinance Update Project (TGPA-ZOU) for the purposes of addressing moderately-priced housing, supporting job creation, capturing more sales tax revenue and protecting/promoting agriculture and natural resources. The TGPA-ZOU Project also included General Plan amendments to address recent changes in state law.



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

The El Dorado County General Plan provides direction to monitor growth activity, on an annual basis and at five-year intervals, and to make necessary adjustments to the development potential of the plan. On April 4, 2011, during the first five-year review cycle, the County assessed prior activity and determined that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that major adjustments were not needed at this time. The Board further identified goals for the 2011-2016 planning cycle to better address certain land use decision making priorities including: 1) development of housing affordable to moderate income households, 2) creation of jobs, 3) retention of sales tax revenue in the County, and 4) further promote and protect agriculture and natural resource industries. These goals were incorporated into the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Project, completed in December 2015.

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

Selected General Plan policy amendments first initiated in calendar year 2011 were completed in December 2015 as part of the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Project. In addition, in 2012, the Board directed staff to prepare a Resolution of Intention to amend six biological resources policies and their related implementation measures in the General Plan to clarify and refine the County's policies regarding oak tree protection as well as (biological) habitat preservation. Further, selected General Plan text amendments were completed in 2015 in association with the Sign Ordinance Update Project. More detailed information about these projects is discussed in the Executive Summary in this report. For additional information about these projects please refer to the links below:

TGPA-ZOU Project:

http://edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx

General Plan Biological Resources Policy Update:

<http://edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>

Sign Ordinance Update:

http://edcgov.us/Government/LongRangePlanning/LandUse/Sign_Ordinance_Update.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) Planned 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 incomplete Implementation Measures, including those measures either in progress or remaining to be addressed as of calendar year 2015, is included in the discussion of each Element. Also included under each Element is a list of any incomplete Mitigation Measures from the adopted 2004 General Plan EIR Mitigation Monitoring Program. Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2015 are included in Section 6 (Planning and Development Activities) of this report.

Further, the County is currently processing three proposed Specific Plan projects in the El Dorado Hills and Cameron Park areas. These projects are: Central El Dorado Hills Specific Plan, Lime Rock Valley Specific Plan, and Village of Marble Valley Specific Plan. Current information on these projects can be accessed at the following webpage: http://www.edcgov.us/LongRangePlanning/ProposedSpecificPlans/Proposed_Specific_Plans.aspx

11. *Additional Useful 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, 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 element 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 (Land Use Map) is a graphic representation, or picture, of the County's goals, objectives and policies. The Land Use Map 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: 1) Community Regions, bounded by a limit line demarcating where urban/suburban uses will be developed; 2) Rural Centers, also bounded by a similar limit line, to identify existing defined places that provide goods and services to surrounding rural areas; and 3) Rural Regions, which are 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 can then be 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 can be derived from one of the following:

1. Existing commitments 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 2015, no new Specific Plans (SP) had been approved prior to 1999;
- Less than 1,000 new tentative residential lots (“commitments”) have been approved countywide outside of SP areas since adoption of the General Plan. Out of the 1,000 lots, approximately 312 new residential parcels were created or entitled between January 1999 through December 2015, including 12 residential parcels created by Tentative Parcel Map in calendar year 2015.
- Recent monitoring of discretionary development between calendar years 2014 and 2015 noted changes in the number of requests for new residential lots.
 - Applications for Tentative Subdivision Maps decreased. In calendar year 2015, one Tentative Subdivision Map (11 lots) was submitted, compared to 11 Tentative Maps submitted during 2014 (approx. 1,300 lots - primarily inside Specific Plan areas).
 - Applications for Tentative Parcel Maps increased. In calendar year 2014, five Tentative Parcel Maps were submitted (six lots), compared to seven Tentative Parcel Maps (12 lots) submitted during calendar year 2015.
- During the monitoring period from 2000 - 2015, significant growth has occurred in various sectors of commercial, non-residential development including the following:
 - Approximately 800¹ total finalized (completed) building permits with new square footage;
 - Approximately 5,773,000¹ total new square footage (employment capacity);



- During calendar year 2015:
 - 31 building permits were finalized (completed) with new square footage (an increase of approx. five permits from calendar year 2014);
 - Approx. 154,000 new square footage of employment capacity was created (an increase of approx. 90,000 square footage from calendar year 2014).

Based on El Dorado County economic growth since calendar year 2000, an estimated total of 13,300 new job equivalents, based on developed square footage, were created within the following economic sectors ²:

- | | |
|----------------------|------------|
| ○ Commercial | 7,100 jobs |
| ○ Industrial and R&D | 4,800 jobs |
| ○ Public Facilities | 1,400 jobs |

Notes:

¹ Total non-residential building permits and associated square footage reported for the period from 1999-2014 for the 2014 General Plan APR was higher than permits reported for this 2015 APR due to removal of building permit data for calendar year 1999 as well as exclusion of more than 1,300 building permits highly unlikely to generate permanent employment capacity (e.g. canopies, decks, foundations, temporary commercial buildings, airplane hangars, misc. agricultural permits, etc.). *Sources: El Dorado County Development Services Division and El Dorado County Surveyor's Office (2015).*

² Square footage/job equivalents are based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan. Due to limited data for the 2000-2010 review period, research and development square footage calculations were included with new industrial permits. *Sources: EPS (2002), El Dorado County Development Services Division (2015), and El Dorado County Surveyor's Office (2015).*

Note: All numbers are rounded.

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 small lot single-family 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 multifamily permits), forecasted housing supply, and commercial square footage by Community Region (employment capacity) is found in Appendix B.

During 2015, the County continued to make significant progress with implementation of the Land Use Element. The primary projects associated with implementing the planning principles of the Land Use Element are described below.

Zoning Ordinance Update (2011-2015)

In 2008, the Board directed staff to begin the process of updating the Zoning Ordinance (Resolution of Intention No. 44-2008). On April 4, 2011, after reviewing the results of the 2011 General Plan Five-Year Review, the Board decided to combine the Zoning Ordinance Update with several targeted General Plan Amendments, collectively known as the "TGPA-ZOU" project (Resolutions of Intention No. 182-2011, 183-2011, 184-2011). The ZOU is the first comprehensive update to the Zoning Ordinance in over 30 years. The primary purposes of this update are to bring zoning regulations into conformance with the General Plan, and other State regulations, and to enhance economic development of the County (General Plan Land Use Element Implementation Measures LU-A, LU-C, LU-D and LU-G).

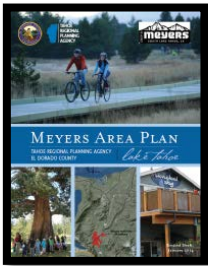
In October 2013, the Board authorized the preparation of the Draft Environmental Impact Report (DEIR). In March 2015, the County released the DEIR for a 120-day public comment period. On January 29, 2015, the County released a (Partially) Recirculated Draft Environmental Impact Report (RDEIR) which addressed the following environmental issues: transportation and traffic, water supply and groundwater use and supply, and energy conservation. The Final EIR, including responses to comments received on the DEIR and RDEIR, was completed in July 2015 and released in August 2015 for public review. The Board certified the project EIR and approved the project on December 15, 2015.

Design and Improvements Standards Manual / Land Development Manual Update (2010-Present)

Land Use Implementation Measure LU-E requires that the Department of Transportation and Planning Department "review and identify needed revisions to the County of El Dorado Design and Improvements Standards Manual" (DISM). The Development Services, Transportation and Environmental Management Divisions of the Community Development Agency, in conjunction with the County Surveyor's Office, the Community Economic Development Advisory Committee, and local fire district personnel, are creating a revised DISM and/or a new Land



Development Manual (LDM), or successor document, that is intended to replace the current Design and Improvement Standards Manual (DISM). The revised DISM/new LDM, or successor document, is currently under development. This document will be completed pending staff and funding availability.



Meyers Area Plan Update (2012-Present)

General Plan Goal 2.10 and General Plan Implementation Measure LU-O direct the County “to coordinate the County’s land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency (TRPA). In May 2012, the County initiated an update to the 1993 Meyers Community Plan. The Plan update (renamed the Meyers Area Plan) will conform to the 2012 TRPA Regional Plan Update. On August 31, 2015, the Board of Supervisors adopted Resolution of Intention (ROI) [148-2015](#) to amend the General Plan (to replace Meyers “Community” Plan with Meyers “Area” Plan), and authorize the preparation of the environmental documentation required by the California Environmental Quality Act (CEQA). The Board also adopted ROI [149-2015](#) to amend the Zoning Code (Title 130) to replace Section 130.58.IV (Meyers Community Plan Districts) for consistency with the Meyers Area Plan; revise Section 130.74.045 (Meyers Community Plan Design Review Process and Requirements); and revise the official County zoning map. The Board will certify the Environmental Impact Report (EIR) prior to adoption of the project. The adoption process is tentatively anticipated for completion in early 2017.

Implementation of the Land Use Element

In 2015, the General Plan Implementation Plan for the Land Use Element was substantially achieved with 12 implementation measures completed. However, six implementation measures remain in progress and four implementation measures remain to be addressed as shown in Table 1 below. Note: Implementation Measures LU-P and LU-Q were added in 2015 as part of the TGPA-ZOU Project.



Table 1: Land Use Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
LU-E	Review and identify needed revisions to the County Design and Improvements Standards Manual	In Progress
LU-F (1)	Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts, working with community groups to develop standards.	In Progress
LU-F (2)	Identify community boundaries and create/adopt standards and guidelines within five years of General Plan adoption.	In Progress
LU-H (1)	Develop and implement a program that addresses preservation of community separation, as outlined in Policy 2.5.1.3 [2004 General Plan EIR Mitigation Measure 5.1-2]. Program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.	Remaining
LU-H (2)	See LU-H (1) above. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.	Remaining
LU-I	Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance; should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization.	In Progress
LU-J	Review State Route 49 for possible State Scenic Highway status; prepare documentation for identified segments	In Progress
LU-O	Coordinate with the Tahoe Regional Planning Agency (TRPA) and other agencies in the Tahoe Basin: 1) Prepare and adopt Community Plan for Tahoma/Meeks Bay area; 2) Identify additional affordable housing opportunities; 3) Modify County's Zoning Ordinance to be consistent with TRPA Code of Ordinances and Plan Area Statements; 4) Implement actions recommended in TRPA's periodic threshold evaluation reports.	In Progress
LU-P	Establish a program including appropriate criteria for designating Opportunity Areas; program shall include setting priorities for public infrastructure and funding support.	Remaining
LU-Q	Promote Infill Development; program shall link to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage development of affordable housing. (See General Plan page 52 for list of program components)	Remaining

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Land Use Element, pp. 49-52.



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, the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the 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 2015, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. The initial development, testing and validation (Phase I) of the County's new Travel Demand Model (TDM) was completed in 2013. During 2015, ongoing use of the TDM (Phase II) assisted the County with projects such as the Major 5-Year Update of the Capital Improvement Program (CIP) and Transportation Impact Mitigation (TIM) Fee Program, traffic analysis for the TGPA-ZOU Project, and several site-specific development project analyses. The Major 5-year CIP and TIM Fee Program update is anticipated to be completed in late 2016.

While beyond the scope of this annual report, it should be noted that on June 6, 2016, the voters of the County approved an initiative, Measure E, entitled "Initiative to Reinstate Measure Y's Original Intent - No More Paper Roads." This initiative required the amendment of General Plan Transportation and Circulation Element TC-X Policies. Staff is in the process of reviewing other General Plan elements to determine if policies within other elements may also require future revisions as a result of the passage of Measure E.

Implementation of the Transportation and Circulation Element

In 2015, the General Plan Implementation Plan for the Transportation and Circulation Element continued to make significant progress, with 15 implementation measures completed. However, seven implementation measures remain in progress and six implementation measures remain to be addressed as shown in Table 2 below. Note: Implementation Measure TC-Y was added in 2015 as part of the TGPA-ZOU Project.



Table 2: Transportation and Circulation Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
TC-C	Revise and update the Design and Improvement Standards Manual (See General Plan page 79 for more details)	In Progress
TC-E	Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development.	In Progress
TC-G	Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.	Remaining
TC-J	Work with the El Dorado County Transportation Commission (EDCTC), Tahoe Transportation District, Tahoe Regional Planning Agency and other agencies to identify rights-of-way needs within designated transit corridors and to acquire needed rights-of-way.	Remaining
TC-Q	Work with El Dorado County Transportation Commission (EDCTC), Sacramento Area Council of Governments (SACOG), City of Folsom and Sacramento Regional Transit to support expansion of rail service in El Dorado County.	Remaining
TC-R	Participate with EDCTC, El Dorado County Transit Authority (EDCTA), SACOG, City of Folsom and Sacramento Regional Transit to support identification and designation of Transit Corridors.	Remaining
TC-U	Revise the County Design and Improvement Standards Manual to allow for narrower streets and roadways <i>[2004 General Plan EIR Mitigation Measure 5.3-2]; standards should recognize need to minimize visual impacts, preserve rural character, ensure neighborhood quality consistent with emergency access needs; on-street parking, and vehicular and pedestrian safety.</i>	In Progress
TC-V(1)	Work with SACOG, Sacramento County and City of Folsom to identify potential alignments for a new arterial roadway from west side of El Dorado Hills Business Park to U.S. Highway 50.	In Progress
TC-V(2)	Implement a mechanism for all new discretionary and ministerial development that would access Latrobe Road or White Rock Road, designed to ensure 2025 p.m. peak hour volumes on El Dorado Hills Blvd., Latrobe Road, and White Rock Road do not exceed minimum acceptable LOS thresholds. (See General Plan page 84 for more details.)	In Progress
TC-V(3)	Identify right-of-way needed for potential establishment of a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom. <i>[Note: This measure was one of four mitigation alternatives in the 2004 General Plan EIR to address future LOS F conditions for segments of Latrobe and White Rock Roads. The business cap option is currently being used, and the County will be implementing the new alignment of White Rock Road</i>	In Progress



Table 2: Transportation and Circulation Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
	<i>as the ultimate mitigation.]</i>	
TC-W	Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized. [2004 General Plan EIR Mitigation Measure 5.10-1(b)]	Remaining
TC-X	Develop and adopt a formal program to review signalized intersections that may benefit from synchronization. Include synchronization of intersections that could benefit in the Capital Improvement Program. [2004 General Plan EIR Mitigation Measure 5.11-4]	In Progress
TC-Y	Update the Land Development Manual (County Design and Improvements Standards Manual) to incorporate elements in support of all users, including but not limited to Complete Streets design where appropriate for new higher-density developments.	Remaining

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Transportation and Circulation Element, pp. 79-85.

Housing Element

The State of California identifies provision of adequate and affordable housing for every Californian as a statewide goal. This 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 a five-year action plan of the local government to implement the goals and objectives of the Housing Element. With the passage of Senate Bill 375 in 2008, Housing Element Law under Government Code Section 65588 was modified to align that time period to eight years for those governments who are located within a region covered by a regional transportation planning agency, such as the Sacramento Area Council of Governments (SACOG). Therefore, from the date of state certification in November, 2013, the County’s Housing Element is valid for the planning period from 2013 to 2021. The County’s progress in meeting Housing Element goals is addressed in the County’s 2015 Housing Element Implementation Annual Progress



Report, included as Appendix A. 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 2015, 30 implementation measures were deemed complete (75%) and 10 measures were in progress (40 measures total).

Public Services and Utilities Element

Although the Public Services and Utilities Element is not required by State law, the subjects addressed here are critical to the County’s future growth and development. 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. While implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, with 22 implementation measures deemed complete, four implementation measures are still in progress as shown in Table 3 below.

Table 3: Public Services and Utilities Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
PS-L	Develop and implement a countywide drainage management program consistent with state and federal regulations; program should address development standards and preferred Best Management Practices for maintenance of drainage and drainageways; and funding for maintenance and operation of regional drainage facilities.	In Progress
PS-N	Establish a formal means to coordinate long-term planning process with private utility providers regarding the location and types of future utility delivery facilities including: undergrounding of utilities; reservation of rights-of-way; use of open space/greenbelts for transmission lines; appropriate distances from school sites.	In Progress
PS-R	Develop a program for attracting a four-year college or university to the county.	In Progress
PS-S	Provide support for development of a performing arts center.	In Progress

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Public Services and Utilities Element, pp. 105-107.



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 set forth in the 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). Additionally, this element satisfies the State mandated requirements for the General Plan safety element.

With the exception of one implementation measure, implementation of the Public Health, Safety and Noise Element has been completed. From 2011-2015, several remaining noise-related implementation measures were successfully incorporated into the Targeted General Plan Amendment-Zoning Ordinance Update Project (TGPA-ZOU), completed in December 2015. One last incomplete implementation measure remains in progress as shown in Table 4 below.

Table 4: Public Health, Safety and Noise Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
HS-J	Establish a working group to address cross-jurisdictional noise issues (see General Plan page 130 for list of jurisdictions to be included.)	In Progress

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Public Health, Safety, and Noise Element, pp. 130.

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 2015, the County continued to make progress with implementing many measures associated with the Conservation and Open Space Element. Out of 23 implementation measures, nine measures have been implemented and 14 implementation measures were in progress as shown in Table 5 below.

Table 5: Conservation and Open Space Element –Implementation Measures In Progress

Incomplete Implementation Measure	Measure Summary*	2015 Status
CO-A	Review the Zoning Ordinance to identify revisions that: (A) Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4; (B) Develop standards for use of native plants in landscaping; (C) Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and demolition of existing buildings. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures; (D) Develop buffer standards for new nonmining land uses next to existing mining operations; (E) Develop standards for minimizing erosion and sedimentation associated with earthwork and grading.	In Progress
CO-C	In coordination with Resource Conservation Districts, develop a roadside maintenance program that addresses roadside drainage, protection of adjacent surface waters, and vegetation control.	In Progress
CO-K	Work cooperatively with State Department of Fish and Game, U.S. Fish and Wildlife Service, and Bureau of Land Management to implement gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop implementation measures to incorporate in County development standards for ministerial and discretionary projects (see General Plan page 163 for more details).	In Progress
CO-L	Develop guidelines for preparation of biological study reports.	In Progress



Table 5: Conservation and Open Space Element –Implementation Measures In Progress

Incomplete Implementation Measure	Measure Summary*	2015 Status
CO-M(1)	Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8.	In Progress
CO-M(2)	See Measure CO-M1 above. Develop framework for acquisition strategy and monitoring program and begin acquisition within three years of General Plan adoption.	In Progress
CO-N	Review and update Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9.	In Progress
CO-P	Develop and adopt an Oak Resources Management Plan. (See General Plan pp. 164-165 for more details).	In Progress
CO-Q	Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.	In Progress
CO-R	Maintain a confidential cultural resources database of prehistoric and historic resources, including location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law.	In Progress
CO-S	Investigate becoming a Certified Local Government through the State Office of Historic Preservation.	In Progress
CO-T(1)	Work with State Department of Parks and Recreation to identify viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. Identify viewshed within four years of General Plan adoption.	In Progress
CO-T(2)	See Measure CO-T1 above. Adopt standards within six years of General Plan adoption.	In Progress
CO-U	Develop and adopt biological resource assessment standards that apply to all discretionary projects for Biological Resources Studies to be prepared in support of Policy 7.4.1.6. Develop an Important Habitat Mitigation Program that includes a monitoring and reporting component, and adopted standards for evaluating mitigation programs as part of the biological resources studies above. (See General Plan pp. 166-167 for more details).	In Progress

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Conservation and Open Space Element, pp. 160-167.



One of the primary projects associated with implementing the Conservation and Open Space Element is the Biological Resources Policy Update project described below.



Biological Resources Policy Update

In March 2014, the Board approved a three-year contract with consulting firm Dudek to assist the County with the review and analysis of the biological resources policies and related implementation measures in the 2004 General Plan. The scope of work also included preparing an Environmental Impact Report (EIR) for a General Plan Amendment to amend several biological resources policies. In January 2015, Dudek presented the Board with a project overview and timeline that included a series of five public workshops that were held with the Board between January and June 2015. In June 2015, the Board adopted Resolutions of Intention (ROI) [108-2015](#) and [109-2015](#) and directed staff to consider project alternatives as part of the environmental review process including: 1) Adding oak resource retention standards; 2) Options for Individual Oak Tree (IOT) replacement mitigation (e.g. acorn to 15 gallon potted tree) and associated analysis of the implications for the In-lieu Fee Nexus study based on these options, and 3) Oak resource mitigation requirements related to discretionary and ministerial projects. In July 2015, the Board adopted ROI [118-2015](#) which superseded ROI [108-2015](#) to more accurately reflect the proposed amendments to General Plan Chapter 7 - Conservation and Open Space Element. In July 2015, the County released a Notice of Preparation (NOP) of a Draft EIR for a 30-day public review period. In August 2015, a public scoping meeting was held during a Planning Commission meeting to receive public and agency comments on the scope and content of the Draft EIR. In September 2015, following consideration of comments received on the original NOP and proposed project, the Board approved several revisions to the draft Oak Resources Management Plan (ORMP) and directed staff to release a revised NOP and a revised draft ORMP. In November 2015, the County released a revised Notice of Preparation (NOP) for a 30-day public review period and a revised draft ORMP. The Draft EIR is anticipated to be released in mid-2016 and the Final EIR completed in late-2016. The NOPs, draft ORMP and other supporting documents are posted on the project webpage at:

<http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>

Agriculture and Forestry Element

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forest lands. 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 the requirements set forth in state law 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 2015, progress continued with the implementation of this Element. Out of 12 required implementation measures, eight measures have been implemented, two implementation measures were in progress and one measure was remaining to be implemented, as shown in Table 5 below. During 2015, key planning efforts to implement this Element included the expansion of General Plan Agricultural Districts completed as part of the 2015 TGPA-ZOU Project (Implementation Measure AF-J) as discussed under the following Expansion of Agricultural Districts section.

Table 6: Agriculture and Forestry Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
AF-C	Develop and implement a procedure for evaluating suitability of land for forest production uses; a process to review and update The Procedure for Evaluating the Suitability of Land for Agricultural Use (1993); and to implement recommendations.	Remaining
AF-F(1)	Establish a threshold of significance for loss of agricultural land, a procedure for evaluating a project's contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. Establish threshold within five years of General Plan adoption.	In Progress
AF-F(2)	See Measure AF-F1 above. Establish procedure for review and mitigation within eight years of General Plan adoption.	In Progress

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Agriculture and Forestry Element, pp. 183-184.



Expansion of Agricultural Districts (2009 - 2015)

Land Use Implementation Measure AF-J requires completion of an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production with the intent of adding these lands to the existing Agricultural Districts. The General Plan established Agricultural Districts to conserve, protect, and promote agricultural use. Within these districts are buffering protections, parcel size restrictions and policies supporting agricultural development. In July of 2009, the Agriculture Department began an inventory of parcels in close proximity to the 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. This analysis was received by the Board through a Resolution 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. This revision was incorporated into the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project, completed December 15, 2015.

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 2015, of a total of 14 implementation measures, eight measures have been completed, five measures were in progress, and one measure remained unaddressed as shown in Table 7 below.



Table 7: Parks and Recreation Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
PR-B	Develop and implement a program to identify and pursue alternative methods to fund and/or support acquisition and operation of parks and recreation facilities, including raw land.	In Progress
PR-D	Plan for and develop interpretive centers for historical trails and sites.	In Progress
PR-H	Develop and implement a parks and recreation fee program that addresses: (A) For projects subject to Quimby Act requirements, additional fees for actual construction and maintenance of parks and recreation facilities; (B) For projects not subject to Quimby Act requirements, fees for acquisition of parkland and for construction and maintenance of parks and recreation facilities; (C) Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.	In Progress
PR-J(1)	Establish a working group or formal contacts to coordinate actions of County agencies and resource-based recreation providers in the county.	In Progress
PR-J(2)	See Measure PR-J1 above. Develop plan to address planning and project review within three years thereafter. Coordination will be ongoing.	In Progress
PR-M	Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site.	Remaining

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Parks and Recreation Element, pp. 197-200.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2015.

- Received \$520,414 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for the Rubicon Trail for Operations and Maintenance;



- Received \$72,939 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for the Sacramento Placerville Transportation Corridor (SPTC) for restoration;
- Completed a conceptual plan and CEQA document for the El Dorado County Historical Rail Park;
- Completed a restroom at El Dorado County Historical Rail Park;
- Received initial public comment on the Redline River Management Plan Draft;
- Completed the 2015 River Management Plan Annual Report;
- Received a grant from California Conservation Corps for fuel reduction on SPTC corridor;
- Worked with the SPTC Joint Powers Authority and environmental consultants to plan for a future 10-mile natural trail from Latrobe to the western County Line, including preliminary design, environmental documents and studies associated with the above planned enhancements; and
- Started ADA improvements at Forebay Park.

Economic Development Element

Although an economic development element is not a required element under state law, California Planning law states that “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. With the exception of one General Plan Implementation Measure still in progress, as shown in Table 8 below, the Economic Development Element was fully implemented in 2015.



Table 8: Economic Development Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2015 Status
ED-HH	Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another; system should include data which characterizes the type and source of utilities available at each vacancy.	In Progress

*This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2004 General Plan Economic Development Element, p. 226.

Economic Development Division accomplishments during 2015 are highlighted below:

- Worked closely with the County’s Community Development Agency Long Range Planning staff to complete a Community Planning Guide as a framework for community members to go from a grassroots level discussion about community identification to an enforceable community plan;
- Continued to support the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project to encourage balanced jobs and housing;
- Completed a study of existing conditions for commercial properties prepared by BAE Urban Economics;
- Implemented Property Assessed Clean Energy Programs (PACE) approved by the Board;
- Implemented a countywide discussion regarding Broadband, now considered critical infrastructure for economic development; coordinated a workshop with the Board to secure match funding for an EDA grant application to fund a countywide feasibility study regarding broadband deployment;
- Trained additional staff to provide consumer analytics to support local business expansion (Buxton system reports);
- Provided small business support training program to businesses in Cameron Park and El Dorado Hills (Go Biz);
- Deployed a “Shop Local” initiative to encourage residents to shop locally during the holiday season;
- Provided support and policy drafting to the CDA Environmental Management Division in support of a Countywide Recycling Market Development Zone (RMDZ);



- Funded and collaborated with local Chambers of Commerce and other non-profit organizations to promote tourism, entertainment, business, and leisure travel; and
- Partnered with County Health and Human Services Agency's Connections One Stop/Workforce Development to place unemployed into on-the-job training.

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. Since General Plan adoption, the Implementation Plan has been periodically amended by the Board in association with several General Plan amendments, most recently on December 15, 2015 in association with the TGPA-ZOU Project.

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.

Out of approximately 54 Mitigation Measures identified in the 2004 General Plan EIR, 38 Mitigation Measures have been completed, 14 impacts are in progress of being addressed and two environmental impacts remain to be addressed [Impacts No. 5.1-2 and 5.10-1(b)]. Remaining impacts are associated with General Plan Implementation Measures LU-H (preservation of community separation) and TC-W (procedure to review truck routes for discretionary projects), respectively.



In November, 2013, the Housing section of the Implementation Plan was amended with the Housing Element update. The amended Implementation Plan for the Housing Element is located on the County web site at:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/SupportingDocuments/2013-21_HousingElement_adopted_10-29-2013.aspx

The Implementation Plan is organized into eight categories, grouped by Element: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Health, Safety and Noise, 5) Conservation and Open Space, 6) Agriculture and Forestry, 7) Parks and Recreation, and 8) 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. One example is the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-1) where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary in order to limit noise-generating activities.



6. PLANNING AND DEVELOPMENT ACTIVITIES

Other planning and development activities in 2015 included two General Plan Amendments, five Zoning Ordinance Amendments, and 94 Discretionary Development Applications that were approved.

General Plan Amendments

The County General Plan was written as a macro-level document, which also includes more specific portions, such as the Land Use Diagram ("Map"). Some new development projects that do not conform to the General Plan are able to 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 General Plan's overarching goals, strategies and objectives.

In-Process General Plan Amendments During 2015

Privately-Initiated

Piedmont Oak Estates (File No. A15-0001)

On October 15, 2015, a request to amend the General Plan was submitted to amend the Commercial (C) and High Density Residential (HDR) land use designations for a Tentative Subdivision Map and Planned Development project in the Diamond Springs area. This project includes the first phase of a Class 1 Subdivision consisting of 62 clustered residential lots, 20 detached single residential lots, and one commercial lot.

County-Initiated

Biological Resources Policy Update

As discussed in the Executive Summary section of this report, the County is updating the biological resources policies and associated implementation measures in the General Plan and the County's former Oak Woodland Management Plan (OWMP), now referred to as Oak Resources Management Plan (ORMP). The project requires completion of an Environmental Impact Report (EIR). In July 2015, the County released a Notice of Preparation (NOP) of a Draft EIR for a 30-day public review period. In September 2015, following consideration of comments received on the original NOP and proposed project, the Board approved several revisions to the draft ORMP and directed staff to release a revised NOP and a revised draft ORMP. In November 2015, the County released a revised NOP for a 30-day public review period



and a revised draft ORMP. The Draft EIR is anticipated to be released in mid-2016 and the Final EIR completed in late-2016.

Completed in 2015

Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update (TGPA-ZOU Project)

As discussed in the Executive Summary section of this report, in December 2015, the Board adopted Resolution [195-2015](#) certifying the Final EIR for the TGPA-ZOU project; adopted Resolution [196-2015](#) adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted the Zoning Ordinance Update. The Board also adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading. The Final EIR, adopted Resolutions and other supporting documents are posted on Legistar File No. [11-0356](#). Additional information is available on the project webpage at:

http://www.edcgov.us/LongRangePlanning/LandUse/TGPA-ZOU_Main_Page.aspx

Zoning Ordinance 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.

Zoning Ordinance map and/or text amendments processed by the County in calendar year 2015 are noted below.

Completed in 2015

Two Zoning Ordinance amendments were approved during calendar year 2015:

Privately-Initiated

Dryden Parcel Map and Rezone (File No. Z15-0001)

The project consists of a rezone of a property in the South Lake Tahoe area so that the existing TR1 and CT Zone Districts align with the boundary lines of two respective Plan Area



Statements (PAS) within the project boundary. The project is also associated with Tentative Parcel Map P15-0001 creating four parcels.

County-Initiated

El Dorado County Zoning Ordinance Update

As discussed in the Executive Summary and in the previous section, in December 2015, the Board adopted an update to the County's Zoning Ordinance. The update, the first in over 30 years, was included as part of the TGPA-ZOU project.

In-Process Zoning Ordinance Amendments Submitted in 2015

Privately-Initiated

Montano Master Plan (File No. Z15-0002)

The County is processing a rezone request in the El Dorado Hills area to change a property currently zoned Commercial (C) to Commercial-Planned Development (C-PD) associated with a master plan to allow an integrated retail/hotel development on APN 118-010-12.

Granade Subdivision (File No. Z15-0003)

The project consists of a rezone request from land currently zoned Rural Lands Twenty-Acre (RL-20) to Estate Residential 10-Acre (RE-10) for a proposed 11-lot rural Tentative Subdivision Map in the Latrobe area. The project is also associated with Tentative Map File No. TM 15-1527.

Granite Hill Keating Rezone (File No. Z15-0004)

The project consists of a rezone request for a 10-acre property in the Camino/Fruitridge area from Limited Agricultural-LA-10 (under updated Zoning Ordinance) to Planned Agricultural (PA-10) to support possible future investment for agriculture related pursuits.

Discretionary Development Applications

In 2015, 94 discretionary development applications were submitted to the County. A condition of approval requires consistency with the General Plan goals and objectives. A summary of the total discretionary development applications received by the Development Services Division during calendar year 2015 is provided in Table 9 below.



Table 9: Summary of Discretionary Development Applications Filed in 2015 ^{1, 2, 3}

Application Types	Applications Submitted in 2015			
	New Request	Approved	Denied/ Withdrawn/ Unpaid	Still in Process
General Plan Amendments (Privately-Initiated)	1			1
Discretionary Certificates of Compliance	2	2		
Development Agreements	1			1
Design Review Permits	4		1	3
Tentative Parcel Maps	7	6	1	
Tentative Subdivision Maps	1			1
Special Use Permits	17	10		7
Planned Developments	5	2		3
Specific Plans	1			1
Rezones	4	1	1	2
Variances	8	8		
Temporary Use Permits	25	21	1	3
Williamson Act Contracts	2	1		1
Pre-Applications	16	14	1	1
TOTALS	94	65	5	24

Notes:

1. Table only identifies applications initiated in 2015.
2. County-initiated projects [(“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance revisions] and administrative projects [Lot Line Adjustments 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 “Projects” webpage below:

<http://edcapps.edcgov.us/Planning/ProjectInquiry.aspx>



7. OTHER RELATED ACTIVITIES

- 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.*

Formation and Operation of the Community Development Agency (CDA)

On December 5, 2012, the Board approved the consolidation of the Development Services, Environmental Management, and Transportation Departments into one Community Development Agency (CDA). The formation of the CDA serves to better coordinate the County's planning, public works, and public health and safety functions and improves cost effectiveness, efficiency, and customer service. The Board recognized the importance of having a single entity responsible for planning, financing, coordinating, designing, constructing, inspecting and maintaining the physical infrastructure that creates and maintains great communities in El Dorado County.

Since CDA's inception, the agency has focused on creating an atmosphere where excellent services are commonplace. As exemplified by the motto, "Laying the Foundation," the CDA's Fiscal Year 2014-15 business plan concentrated on improving internal services (such as hiring and contracting practices) and updating "foundational" programs and projects (such as the Targeted General Plan Amendment-Zoning Ordinance Update project).

The motto for FY 2015-16, "Getting Stuff Done" builds on that foundation. While "getting stuff done" seems an obvious statement for any organization, this motto emphasizes advances CDA staff is committed to making this year. It also reflects the importance the Board places on CDA staff (and themselves) to move beyond studies and presentations, and to bring projects to completion. The CDA is committed to bringing several foundational projects and programs to completion in FY 2015-16 and advancing other projects to meet significant interim milestones.

In addition, the County also continues ongoing discussions with City of Placerville regarding coordinating City/County housing programs and other various opportunities to streamline delivery of public services and programs. The County coordinates on a monthly basis with the El Dorado County Transportation Commission (EDCTC) by participation on the EDCTC's Technical Advisory Committee (TAC). EDCTC is the Regional Transportation Planning Agency (RTPA) for the County and the City of Placerville. The County also coordinates with the Sacramento Area Council of



Governments (SACOG) by participating in monthly meetings of SACOG's Regional Planning Partnership and Planners Committee. SACOG is the federally mandated Metropolitan Planning Organization (MPO) for six counties and 22 cities in the Greater Sacramento region. 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, Regional Housing Needs Assessment (RHNA), planning efforts related to land use, transportation, and air quality. Coordination efforts with the Tahoe Regional Planning Agency (TRPA) are also ongoing.

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

Development of Mixed Use Development standards and guidelines was an integral part of the County's Zoning Ordinance Update Project, completed in December 2015. The County's 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.

D. 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.

Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Program (CIP) for the County and all special districts prioritizes transportation infrastructure improvements. The explicit intent of the (CIP), through the appropriate application of these planning concept areas, is to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

In 2015, 94 Discretionary Development Applications (see Table 9 on page 37) were approved. Conditions of approval require a finding of consistency with General Plan Vision, Goals and Objectives supporting efficient development patterns.

E. 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.

Under the oversight of the Chief Administrative Office, the Office of Economic Development was established to implement the County's economic development strategy. In 2015, the County identified the following objectives for economic development that were subsequently included in the countywide Strategic Plan:

- 1) Attract, develop and retain businesses that provide economic sustainability and quality job creation;
- 2) Increase employment opportunities by improving workforce development skills;
- 3) Invest in infrastructure needs to improve and maintain competitiveness;
- 4) Strengthen the County's business friendly reputation;
- 5) Develop and maintain an economic development plan that is time relevant and community and market oriented; and
- 6) Provide diverse workforce housing options - balance jobs with housing.



In calendar year 2015, the Office of Economic Development 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. The 2015 objectives to develop long long-term economic development strategies are summarized below:

- 1) **Business Retention and Expansion** - Revise and update Incentive Policy; review and recommend additional policies and incentives.
- 2) **Workforce Investment Programs** - Identify businesses hiring and training needs through business retention and expansion efforts; create "Learning Linkages" with K-12 schools, community colleges; Workforce Investment.
- 3) **Infrastructure** - Create a broadband task force to explore and identify deficiencies critical to sustainable job creation and business expansion. El Dorado County has developed several partnerships to help facilitate the discussion on broadband: SEDCorp; Valley Vision, and Tahoe Prosperity Center.

F. 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 directs 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, completion of the next five-year review is anticipated in October 2016.

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

In 2013, the County formed the new Long Range Planning Division of the Community Development Agency, which is responsible for helping the Board of Supervisors develop plans, policies, ordinances and programs. Long range planning involves highly complex and diverse land use and transportation decisions that require a careful balancing of competing economic, social and environmental interests.



The Long Range Planning mission 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.*

In 2015, Long Range Planning continued to oversee several major land use projects including the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU), Sign Ordinance Update, General Plan Biological Resources Policy Update, Meyers Area Plan and three specific plans.

In addition, Long Range Planning either completed or made significant progress on several storm water-related projects. Key accomplishments included expansion of the County Storm Water Quality Ordinance to include the entire unincorporated West Slope of the County, and completion of an [annual storm water monitoring report for the National Pollutant Discharge Elimination System \(NPDES\) for the Tahoe Basin](#).

Further, Long Range Planning either completed, initiated or made considerable progress on several transportation and circulation projects, including the major 5-Year updates of the Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program, and Phase II of the Missouri Flat Road Master Circulation and Financing Plan.

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

Economic Development Program Summary

In 2015, the Board identified a Strategic Plan for Economic Development as one of five key goals. The Economic Development strategy culminated many months of discussions with the business community, the Board's Community and Economic Development Advisory Committee (CEDAC) and interested stakeholders.

In 2015, the Office of Economic Development and the Long Range Planning Division of the Community Development Agency partnered in a project to complete an existing conditions analysis of all parcels designated as commercial, industrial, and research and development within the unincorporated area of the county. Data collected in the analysis will be used by Long Range Planning as part of the El Dorado County General Plan Five-Year Review and other required monitoring



efforts. This data will also be used by Economic Development staff to identify and market available sites for businesses.

Transportation Division Program Summary

During 2015, the Transportation Division completed or made significant progress on several roadway and trail improvement projects for both the West Slope and the Lake Tahoe Basin, as summarized below.

West Slope:



Northside Bike Trail, extending 2 miles from the Auburn Lake Trails subdivision to the Northside Elementary School, was completed. The project won several engineering awards, and was funded from a variety of federal, state and local grants.

Francisco Drive at El Dorado Boulevard Right-Turn Lane Improvements were completed and have improved traffic flow at the intersection and relived congestion for residents and school attendees. Funding was from a combination of state and local funds.

Improvements at Pleasant Valley - Oak Hill Intersection were completed and include left-turn lanes and turn pockets to improve the operations and safety of the intersection. Funding was from the State Highway Safety Program and local funds.

Ice House Road Pavement Rehabilitation was completed and was funded by the Sacramento Municipal Utility District (SMUD) and a Federal Lands Access Program (FLAP) grant. The road is the primary access to many recreational facilities and logging operations.

Bass Lake Road Pavement Rehabilitation project was completed and was funded by a state grant and local funds.

Lake Tahoe Basin:



Sawmill 2B Bike Path and Erosion Control Project in conjunction with the **Sawmill Bridge Deck Repairs** were completed. The project renovated the bridge deck, constructed new bike paths and constructed drainage



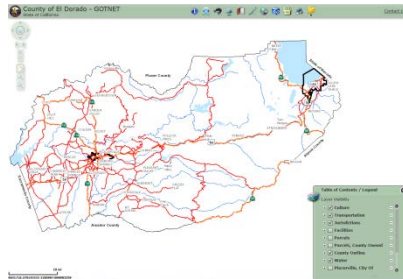
facilities to improve water quality. Funding was from a combination of state grants and local funds.

Black Bart, Barbara Ave and Martin Ave Overlay project was completed and funded by a combination of state grants and local funds. These roads are major collectors for the area.

Montgomery Estates Area Erosion Control Project and **Tahoe Hills Erosion Control Project** were both projects that renovated areas to improve water quality and to be more environmentally sensitive. Funding was from a combination of state and local funds.

- I. *Provide a technology review such as implementation of GIS or establishment of web sites.*

El Dorado County's Web-Based Land Use Data System: "GOTNET"



First developed in late 2014 and enhanced throughout 2015, the El Dorado County Surveyor's office developed a web-based application for viewing land use related data. This application known as GOTNET, gem.edcgov.us/gotnet, is comprehensive in both the richness of its data

and functionality. GOTNET provides access to parcel, road, jurisdictional, land use, zoning, and imagery layers. Dynamic links to federal and state hosted services enable the users to integrate flood zone, imagery, soils, and survey layers with the local datasets.

Users can query, select, spatially select, clip, and extract data from GOTNET for use in their own desktop applications. Maps can be created and printed and users can label, annotate, and add field notes to these maps. Another unique feature of GOTNET is that users can upload their own data and view them in relation to the many GOTNET layers.

In late 2015, a "universal" version - uGOTNET, gem.edcgov.us/ugotnet was developed and tested to enable users to access the same land use data via mobile devices such as tablets and smart phones. Public release of uGOTNET is anticipated in mid-2016.