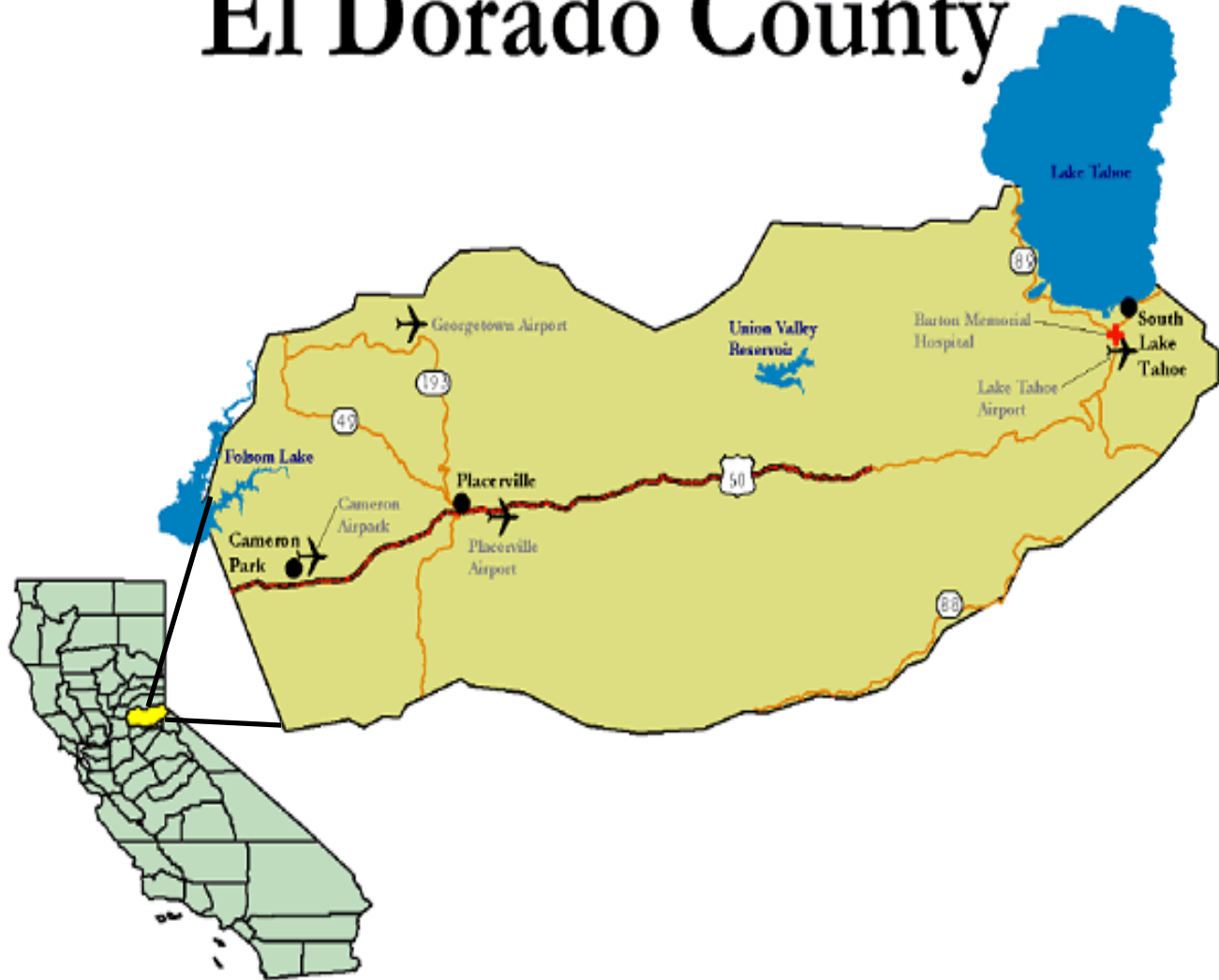


2014 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



El Dorado County Community Development Agency
Long Range Planning Division
Board of Supervisors, September 22, 2015



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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 will also help 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 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 230 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. Implementation of these measures is the collective responsibility of several County departments, divisions and agencies. Overall, the County has made significant progress toward implementation of the General Plan since its adoption in 2004. Of the 230 total measures, 145 (63 percent) have been implemented, 68 (30 percent) are in progress, and 17 (7 percent) remain to be initiated and implemented. The status of each of these measures, including specific actions and timeframes associated with the implementation of each of these Elements, is included in Appendix A.

This report focuses on highlighting both achievements and challenges during calendar year 2014, and the measures that are in progress and still remain to be implemented.

Major Planning Activities in 2014

Below is a highlight of significant planning activities related to General Plan implementation either completed or ongoing during the 2014 calendar year. General Plan implementation tasks are also discussed in detail under appropriate section(s) for each General Plan Element.



General Plan Biological Resources Policy Update

On May 6, 2008, the Board of Supervisors 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 Environmental Impact Report (EIR) for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.

On September 24, 2012, the Board of Supervisors directed the Development Services Department to prepare a General Plan amendment to amend (biological resources) Policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 and their related implementation measures to clarify and refine the County's policies regarding oak tree protection as well as (biological) habitat preservation. The Board further 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 EIR.

In March 2014, the Board of Supervisors approved a three-year contract with consulting firm Dudek to assist the County with the review of the biological resources policies and implementation measures in the County's General Plan and prepare an EIR. In May 2014, Dudek prepared a memo reviewing the historical background and current status of the General Plan biological resources policies and related implementation measures. The background memo was presented to the Board on July 28, 2014. In December 2014, Dudek prepared a memo identifying ten decision points and a proposed project timeline, which was approved by the Board on January 13, 2015. This project timeline can be located at the following link: <http://edcgov.us/Government/LongRangePlanning/Environmental/Bio-Policy-Update-Project-Timeline-1-13-2015.aspx>.



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

On November 14, 2011 the Board of Supervisors adopted Resolutions of Intention to amend selected (targeted) General Plan policies and to complete a comprehensive update to the Zoning Ordinance (TGPA-ZOU project) to achieve the following goals:

1. Bring differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format;
2. Create a series of changes (reform) to the current regulatory process;



3. Achieve adoption of:
 - a. Zoning Code consistent with the 2004 General Plan;
 - b. Targeted General Plan Amendments;
 - c. Required 2013 Housing Element Update; and
4. Complete a Travel Demand Model (TDM) Update.

This followed a year-long process of review and consideration of changes determined necessary following recent changes in State law, changes in development patterns and market demand, and findings from the previous General Plan 5-year review. A final Travel Demand Model [Goal 4] was completed in October 2013 and the 2013 Housing Element Update was completed in November 2013 [Goal 3(c)]. The balance of the TGPA-ZOU [Goals 1, 2, 3(a) and 3(b)] is still in progress, with final completion tentatively scheduled for late 2015.



Sign Ordinance Update

In August 2012, the Board of Supervisors directed staff to initiate a comprehensive update to the existing sign ordinance which had not been updated in over 30 years. In December 2012, the County executed a contract with Pacific Municipal Consultants, Inc. (PMC) for the preparation of the Sign Ordinance Update and the related Environmental Impact Report (EIR). The Sign Ordinance Update project consists of the adoption and implementation of an update to the County's existing Sign Ordinance (Chapter 130.16 of the Zoning Ordinance) as well as amendments of General Plan Objective 2.7.1 and corresponding Policy 2.7.1.2 pertaining to off-site signs along identified scenic corridors and historic routes. The project was initiated in January 2013 with a presentation by PMC at a joint meeting of the Board and the Planning Commission. In June 2013, the Board authorized the Sign Ordinance Public Draft to be released for a 60-day review period. The first public draft was released on July 8, 2013 and the public comment period closed on September 10, 2013. Written comments were submitted by forty-two individuals and seven agencies. In December 2013, staff presented to the Board a general summary of the public comments received and asked the Board for direction on several policy issues identified in the public comments. The Board's direction required revisions to the draft sign ordinance. In July 2014, the Board adopted the Resolution of Intention to Amend the Sign Ordinance and authorized staff to proceed with the environmental review. On October 1, 2014, a Notice of Preparation of an Environmental Impact Report (EIR) was released for a 30-day public review and comment



period. A public scoping meeting was held on October 23, 2014. On December 31, 2014, a Notice of Availability of a Draft EIR was released for a 45-day review period. Certification of the Final EIR and adoption of the updated Sign Ordinance by the Board of Supervisors is anticipated to be completed by mid-2015.

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



On June 28, 2012, the El Dorado County Transportation Commission (EDCTC), acting as the El Dorado County Airport Land Use Commission, adopted Airport Land Use Compatibility Plans (ALUCPs) for the Cameron Park, Georgetown, and Placerville airports (File No. A13-0003). The plans provide guidance and standards for land uses within the vicinity of the airports to protect public safety and to ensure safe operation of the airports in compliance with the California State Aeronautics Act (Public Utilities Code §21670 et seq.) Government Code §65302.3 requires cities and counties to amend their General Plans to be consistent with the policies of an adopted ALUCP. On May 7, 2013, the County initiated the process to reconcile the General Plan to the newly-approved ALUCP's. Subsequently, Resolution of Intention (ROI) Number 017-2014 was submitted March 4, 2014 to the Board of Supervisors to initiate the required changes. The associated General Plan amendments were adopted by the Board of Supervisors on December 16, 2014 and have been incorporated into Title 130 of El Dorado County's Code of Ordinances (Chapter 130.38) and may be viewed on Municode at:

https://www.municode.com/library/ca/el_dorado_county/codes/code_of_ordinances.

More information about El Dorado County's Airport Land Use Compatibility Plans is available at: <http://www.edctc.org/2/Airports.html>.



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.

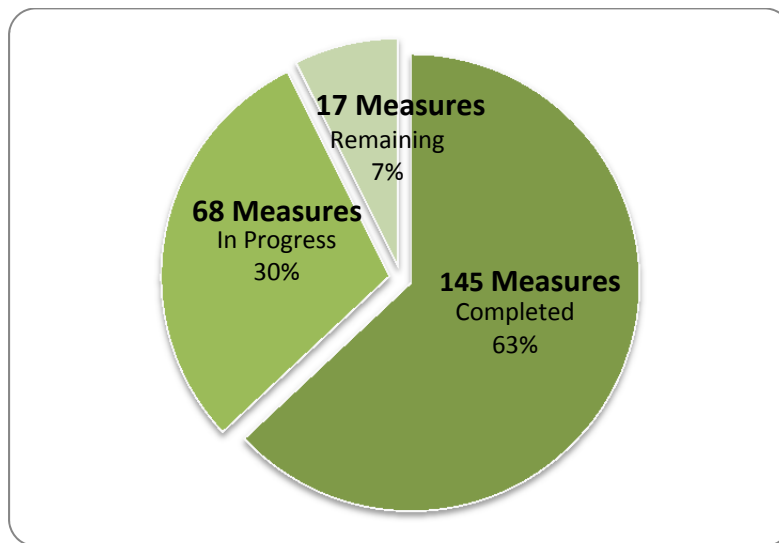
1. *Introduction.*
2. *Table of Contents.*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*

This APR was presented to the Board of Supervisors on September 22, 2015. 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 of Supervisors approved an Implementation Plan as part of the 2004 General Plan. The Board subsequently amended the Implementation Plan on October 29, 2013 with the Housing Element update. The amended Implementation Plan contains a total of 230 implementation measures. Since full General Plan implementation began in 2006, 145 measures have been implemented or are ongoing, 68 measures are in progress, and 17 measures have not yet been addressed.



A comprehensive list of all the implementation measures, by element, with the status of each measure for calendar year 2014, is included in Appendix A.

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 35 Implementation Measures. The implementation status of each of these measures is provided in Table C of the 2014 Housing Element Annual Progress Report which was presented to the County Board of Supervisors in March 2014. The 2014 Housing Element Implementation Progress Report is included as Appendix B.



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. In 2014, the General Plan was amended one time on December 2, 2014 as follows: A new site-specific policy was added under Objective 2.2.6 (Site Specific Policy Section) to increase the maximum residential density from 24 dwelling units/acre to a maximum of 55 dwelling units/acre for a proposed multi-family development project in the El Dorado Hills area (File No. A14-0001).

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.



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 were initiated in calendar year 2011 and are currently in process as part of the ongoing Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Project. In 2012, the Board of Supervisors 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. In addition, selected General Plan text amendments are proposed associated with the ongoing Sign Ordinance Update Project. More detailed information about these projects is discussed in the Executive Summary in this report. For the current status of 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 Policies 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 Implementation Measures by Element, including Mitigation Measures from the adopted Mitigation Monitoring Program, along with the status of each measure for calendar year 2014, is included as Appendix A. Planned activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2014 are included in Section 5 (Planning and Development Activities) of this report.



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.



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 General Plan 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 General Plan 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 County's strategic plan for General Plan implementation 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:

1. As of calendar year 2014, no new Specific Plans (SP) had been approved prior to 1999;
2. 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 300 new residential parcels were created between January 1999 through December 2014. Although there were no major changes to existing residential commitments in calendar year 2014, there were 28 new tentative residential lots approved in 2014 (including one approved Tentative Subdivision Map).
3. During the monitoring period from 1999 - 2014, significant growth has occurred in various sectors of commercial, non-residential development including the following:
 - 2,465 Total finalized (completed) building permits with new square footage;
 - 27 building permits finalized (completed) in 2014
 - 7,316,603 total new square feet (employment capacity);
 - 63,419 new square feet in 2014

By comparison, during 2014, approximately 40 building permits were completed adding over 600,000 square feet of new commercial space in the unincorporated area of neighboring Placer County to the north (not including incorporated areas such as Auburn, Colfax, Rocklin, Roseville, Lincoln and Loomis). Also, in areas to the south, unincorporated Mariposa County reported six completed building permits for approximately 17,000 square feet of new commercial square footage. Unincorporated Amador County (not including incorporated areas such as Sutter Creek, Plymouth,



Jackson, Lone and Amador City) reported no completed permits with new square footage¹.

Based on El Dorado County economic growth since 1999, an estimated total of 15,387 new job equivalents, based on developed square footage, were created within the following economic sectors²:

- Office: 7,843 jobs (1% increase from 2013)
- Industrial³ 2,712 jobs (1% increase from 2013)
- Retail: 2,325 jobs (2% increase from 2013)
- Service: 1,946 jobs (no significant change from 2013)
- Medical: 357 jobs (1% decrease from 2013) and
- Education: 204 jobs (4% increase from 2013)

¹Sources: Placer County Community Development Resource Agency - Building Division, Amador County Building Department, Mariposa County Building Department May 2015.

²Sources: SACOG, 2001; County of El Dorado, 2014; SACOG, 2013; BAE, 2013.

³Industrial jobs estimate also includes warehouse and "shell" building permits.

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, forecasted housing supply, and commercial square footage (employment capacity) is found in Appendix C.

During 2014, 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.



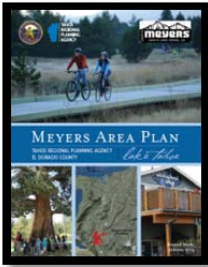
Zoning Ordinance Update (2011-Present)

In 2008, the Board of Supervisors 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 5-Year Review, the Board of Supervisors 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 Implementation Measures LU-A, LU-C, LU-D and LU-G). A detailed status review of applicable land use measures is shown in Appendix A.

In October 2013, the Board authorized the preparation of the Draft Environmental Impact Report (DEIR). In March 2014, 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 Final EIR was presented to the Planning Commission in August 2015. Certification of the Final EIR and adoption of the TGPA-ZOU Project by the Board of Supervisors is anticipated to follow in late 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 anticipated to be completed in 2016.



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 December 2012, TRPA updated its 25-year old 1987 Regional Plan. One of the goals of the TRPA Regional Plan Update (RPU) was to allow for local jurisdictions to act as the primary land use and permitting authority within specific areas of the Tahoe Basin. In conformity with the RPU, new Area Plans adopted after 2012 would provide more specific development objectives and standards that are adapted to the needs of each specified area with emphasis in overdeveloped areas of the region that were formerly designated as community plan areas.

In May 2012, an update to the 1993 Meyers Area Plan was initiated, as the existing Meyers Community Plan (MCP) was over 20 years old and had only minor changes since adoption. In addition to conforming the existing MCP to the 2012 TRPA Regional Plan Update, the updated Meyers Area Plan would provide incentives needed to: 1) encourage transfer of existing development to areas of lower environmental sensitivity, 2) concentrate land uses within less-sensitive areas, 3) rehabilitate and redevelop aging infrastructure, and 4) enhance environmental protections.

The new plan will provide a planning tool to implement the Meyers community's vision, recognize the unique characteristics of the community and streamline the land development process for the community of Meyers. Prior to adoption, the new plan will require additional environmental review and preparation of an Environmental Impact Report (EIR) for the project to be certified by the Board of Supervisors. The adoption process is tentatively anticipated for completion in late 2016 or early 2017.

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 2014, 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 2014, ongoing use of the TDM (Phase II) assisted the County with upcoming 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. Also in 2014, a growth forecast was approved by the Board of Supervisors as the starting point for initiating the Major 5-year CIP and TIM Fee Program updates, anticipated to be completed in early 2016.

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 2014 Housing Element Implementation Annual Progress Report, included as Appendix B. 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 2014, 24 implementation measures were deemed complete and 14 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. Many of the public services are currently operating close to or exceeding capacity level. 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, several implementation measures are still in progress as of the date of this report. A detailed status review of each measure is shown in Appendix A.

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.

Although implementation of the Public Health, Safety and Noise Element has largely been completed, several noise-related implementation measures remain incomplete. As comprehensive noise regulations have been incorporated into the Targeted General Plan Amendment-Zoning Ordinance Update Project (TGPA-ZOU), most of the noise-related measures will be fully implemented upon completion of the TGPA-ZOU, tentatively scheduled for completion in late 2015.

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 2014, the County continued to make progress with implementing many measures associated with the Conservation and Open Space Element. A detailed status review of all implementation measures within this Element is included in Appendix A. 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 (2008-Present)

On May 6, 2008, the Board of Supervisors 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 General Plan Conservation and Open Space Element Policy 7.4.4.4 (pertaining to Forest and Oak Woodland Resources) and Measure CO-P (Develop and adopt an Oak Resources Management Plan). The Option B 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 Environmental Impact Report (EIR) for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.



On September 24, 2012, the Board of Supervisors directed the Development Services Department to prepare a General Plan amendment to amend (Conservation of Biological Resources) Policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 and their related implementation measures to clarify and refine the County's policies regarding oak tree protection as well as (biological) habitat preservation. The Board further directed staff to prepare a Request for Proposal to hire a consultant to assist the County in preparing the biological resources policy amendments and the EIR.

On March 11, 2014, the Board of Supervisors approved a contract with Dudek (consultant) to review the biological resources policies and implementation measures within the County's General Plan and prepare the EIR. In late 2014, the Board of Supervisors reviewed potential processing approaches to preparing the EIR, and the consultant began preliminary environmental analysis. In July 2014, Dudek presented the Board with a summary of the historical background and current status of the County's General Plan biological policies and related implementation measures, along with broad policies options (with pros and cons of each). In October 2014, the Board directed staff to initiate the process for Policy Option 3 (Mitigation/Conservation Approach). In November 2014, staff presented the Board with three potential processing options to prepare an EIR to evaluate the existing OWMP. The Board selected Approach A (Mitigation/Conservation Option with limited public outreach) which required only a minor amendment to Dudek's scope of work agreement. The Draft EIR is anticipated to be released in mid-2015 and the Final EIR completed in mid-2016.

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 2014, progress continued with the implementation of this Element. Out of twelve required implementation measures, three measures have been fully implemented, eight implementation measures were in various stages of progress and one measure remained unaddressed. A detailed status review of all implementation measures within this Element is provided in Appendix A. During 2014, key planning efforts to implement this Element included the item(s) below:

Expansion of Agricultural Districts (2009 - Present)

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 El Dorado County 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 Agricultural 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 of Supervisors 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 has been incorporated into the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project, which is anticipated to be completed in late 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 2014, of a



total of 14 implementation measures, eight measures have been completed, five measures are in various stages of progress, and one measure remained unaddressed. The status of each of the measures is included in Appendix A.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2014:

- Received \$225,200 funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for Rubicon Trail for Operations and Management and Education and Safety
- Received \$158,550 grant funding from the State of California, Department of Housing and Community Development to install bathrooms at the Oriental Street Trail Railroad Park in El Dorado
- Worked with a consultant to develop a final conceptual plan for the future El Dorado Railroad Park
- Completed the purchase of Forebay Park, 5581 Gail Drive, Pollock Pines, from El Dorado Irrigation District
- Worked with a consultant on a comprehensive revision to the River Management Plan
- Completed a Master Plan for the Henningsen Lotus Park in Coloma
- Worked with a consultant to complete the CEQA documentation for future implementation of projects identified in the Henningsen Lotus Park Conceptual Plan.
- Launched ParkWatchReport, an online information and reporting site for the county's parks and trails
- Launched Adopt a Trail program, which allows volunteer groups to adopt sections of the El Dorado Trail, the Sacramento-Placerville Transportation Corridor (SPTC), and the Rubicon Trail for maintenance activities.
- Cleanup and Abatement Order issued by the Central Valley Regional Water Quality Control Board for the Rubicon Trail on April 23, 2009, was rescinded on October 10, 2014, and a management plan was approved for ongoing trail operation
- Worked with a consultant on implementation of mitigation measures for the Sacramento-Placerville Transportation Corridor (SPTC) identified in the SPTC EIR.



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.

Economic Development Division accomplishments during 2014 are highlighted below:

- Funded and completed technical assessment of economic and demographic conditions built upon previous work conducted for El Dorado County
- Continued to fund micro-grant program for community non-profit organizations to support promotional, cultural, and community activities, including projects that facilitate community planning and community identification (I.D.).
- Collaborated with a grant consultant to assist non-profits, community organizations and agencies to pursue additional project funding for community activities
- 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
- Funded and collaborated with a consultant for development of CEDAC-recommended El Dorado County web portal framework
- Trained additional staff to provide Buxton consumer analytics to support local business expansion
- Funded and collaborated with local Chambers of Commerce on annual business walks
- Partnered with Connections One Stop/Workforce Development/HHSA to place unemployed into on-the-job training



4. STRATEGIC PLAN FOR GENERAL PLAN IMPLEMENTATION

The Board of Supervisors adopted a (Strategic) Implementation Plan as part of the 2004 General Plan. The implementation Plan includes County activities, processes, reports, programs, assessments, plans and timeframes that are necessary to achieve the General Plan's goals and policies. 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 (*PRC 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 (See Appendix A).

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 (Strategic) Implementation Plan for the other ten Elements is provided as Appendix A. The Implementation Plan is organized into eight categories, grouped by Element including: 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 Elements. 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-I) where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary in order to limit noise-generating activities.

5. PLANNING AND DEVELOPMENT ACTIVITIES

Other planning and development activities in 2014 included two General Plan Amendments, several Zoning Ordinance Amendments, and eighty Discretionary Development Applications 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"). As such, 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 strategies and objectives.

Completed in 2014

One privately-initiated GPA was approved during calendar year 2014:

El Dorado Hills Apartments (File No. A14-0001)

On December 2, 2014, the General Plan was amended to add a new site-specific policy under Objective 2.2.6 (site specific policy section) to increase the maximum residential density from 24 dwelling units per acre to a maximum of 55 dwelling units per acre for a proposed 250-unit apartment project in the El Dorado Hills area.

In-Process General Plan Amendments During 2014

County-Initiated

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

The General Plan recognizes that development patterns in the County will change, new laws affecting land use will be passed, events will occur that require changes, and imperfections



will be discovered as the County implements the General Plan. On April 4, 2011 the Board received the first five-year review on the General Plan (as required by General Plan Goal 2.9) since full implementation in 2006.

On November 14, 2011, upon reviewing the findings of the 2011 five-year review, the Board of Supervisors adopted Resolutions of Intention to amend selected General Plan policies (the "TGPA"), and to correct discovered mapping errors on the General Plan Land Use Map ("clean ups"). The review concluded that while the basic General Plan goals and assumptions were still valid, there were areas within the General Plan that could be improved to better address the development of moderately-priced housing, support jobs creation, capture more sales tax revenues, and protect and promote agriculture and natural resources (Resolution of Intention 051-2011 adopted on April 4, 2011). The Board also recognized the project should include any revisions necessary to address recent changes in state law since the adoption of the General Plan in 2004.

This project has been combined with the Zoning Ordinance Update Project ("ZOU"), collectively called the "TGPA-ZOU to achieve the following goals:

1. Bring differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format;
2. Create a series of changes (reform) to the current regulatory process;
3. Achieve adoption of:
 - a. Zoning Code consistent with the 2004 General Plan;
 - b. Targeted General Plan Amendments;
 - c. Required 2013 Housing Element Update; and
4. Complete a Travel Demand Model (TDM) Update.

This followed a year-long process of review and consideration of changes determined necessary following recent changes in state law, changes in development patterns and market demand, and findings from the previous General Plan five-year review. A final Travel Demand Model [Goal 4] was completed in October 2013 and the 2013 Housing Element Update was completed in November 2013 [Goal 3 (c)]. The balance of the TGPA-ZOU [Goals 1, 2, 3(a) and 3(b)] is still in progress, with final completion tentatively scheduled for late 2015.



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 2014 are noted below.

Completed in 2014

Three Zoning Ordinance amendments were approved during calendar year 2014:

Privately-Initiated

El Dorado Hills Apartments (File No. Z14-0001)

The project consists of a rezone of a property zoned General Commercial (CG-PD) to Multi-Family Residential (RM-PD) to allow for a 250-unit apartment building. The project is located on the north side of Town Center Blvd near the intersection with Latrobe Road in the El Dorado Hills area. This request was also processed concurrently with a General Plan amendment (A14-0001) and Specific Plan amendments (SP86-0002-R, and PD94-0004-R-2).

Wilson Estates (File No. Z14-0002)

The project consists of a rezone of a property currently zoned One Acre Residential (R1A) to One-Acre Residential, Planned Development (R1A-PD) and Open Space, Planned Development (OS-PD) for a 28-lot residential subdivision in the El Dorado Hills area. The project is also associated with Tentative Subdivision Map File No. TM 14-1515.



County-Initiated

Revisions to EIR Public Noticing Requirements (File No. OR-14-0001)

In 2014, the County completed policy changes to its Environmental Manual for Implementation of the California Environmental Quality Act ("Environmental CEQA Manual"). On December 16, 2014, the Environmental CEQA Manual was amended to require all Environmental Impact Reports (EIR's) for privately-initiated development projects to expand public noticing to all property owners within one mile of a project site (Board of Supervisors Resolution No. 241-2014, Legistar File No. 14-1210). However, County-initiated projects (e.g. General Plan and zoning amendments, etc.) would continue to provide public notice as required by Section 15087 of the CEQA Guidelines. For details on this item, please refer to the link below:

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=2101195&GUID=0A9464AE-A9F8-4197-B278-9986B92D8CF2>.

In-Process Zoning Ordinance Amendments Submitted in 2014

Privately-Initiated

Lime Rock Valley Specific Plan (File No. Z14-0003)

The County is processing a rezone request for consistency with proposed Specific Plan No. SP 12-0001 (Lime Rock Valley Specific Plan).

Cameron Woods Unit 9 (File No. Z14-0004)

The project consists of a rezone request from land currently zoned Open Space, Planned Development (OS-PD) to One-Family Residential, Planned Development (R1-PD) for a proposed 26-lot residential subdivision in the Cameron Park area. The project is also associated with Tentative Map File No. TM 08-1482-R.

Central El Dorado Hills Specific Plan (File No. Z14-0005)

The County is processing a rezone request for consistency with proposed Specific Plan No. SP 12-0002 (Central El Dorado Hills Specific Plan).



Village of Marble Valley Specific Plan (File No. Z14-0006)

The County is processing a rezone request for consistency with proposed Specific Plan No. SP 12-0003 (Village of Marble Valley Specific Plan).

Saratoga Estates (File No. Z14-0007)

The project consists of a rezone request from land currently zoned One Family Residential (R1) to One Family Residential, Planned Development (R1-PD) for a proposed 316 lot residential subdivision in the El Dorado Hills area. In addition, the project also proposes to rezone land currently zoned Open Space (OS) to Open Space, Planned Development (OS-PD) for associated open space areas. The project is also associated with Tentative Map File No. TM 14-1520 and Planned Development File No. PD 14-0006.

Bass Lake North (File No. Z14-0008)

The project consists of a rezone request from land currently zoned Agricultural (A) to One Family Residential, Planned Development (R1-PD) for a 90-lot residential subdivision in the El Dorado Hills area. The project is also associated with Tentative Map File No. TM14-1522 and Planned Development File No. PD14-0010.

El Dorado Springs No. 23 (File No. Z14-0009)

The project consists of a rezone request from land currently zoned Multifamily Residential, Design Control (RM-DC) to One-Family Residential, Design Control (R1-DC) for a proposed 49-lot residential subdivision in the El Dorado Hills area. The project is also associated with Tentative Map File No. TM 14-1514 and General Plan Amendment File No. A 14-0005.

Quail Commerce Center (File No. Z14-0010)

The project consists of a rezone request from land currently zoned Research and Development (R&D) to Research and Development, Planned Development (R&D-PD) for a proposed commercial condominium parcel map for 7 commercial lots in the El Dorado Hills area. The project is also associated with Parcel Map File No. P14-0005 and Planned Development File No. PD 14-0007.



Green Valley Mortuary (File No. Z14-0011)

The project consists of a rezone request from land currently zoned (both) One-Acre Residential (R1A) and Two-Acre Residential (R2A) to One-Acre Residential and Two-Acre Residential, Planned Development (R1A/R2A-PD) to allow a new 3,500 square foot reception center and additional signage at an existing mortuary facility in the Rescue area. The project is also associated with Special Use Permit File No. S 94-0002 / S 94-0002-R.

County-Initiated Projects In Progress During 2014

El Dorado County Zoning Ordinance Update

On November 14, 2011, the Board of Supervisors adopted Resolutions of Intention (183-2011 and 184-2011) to undertake a comprehensive update of the county's zoning ordinance. The update, the first in over 30 years, is part of the TGPA-ZOU project and was on-going throughout 2014. As part of this comprehensive update, certain zone districts are proposed to be deleted. Three of the changing zone districts are agricultural. In March 2012 and again in July of 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. The County received over 700 requests for agricultural zoning. Web-based Geographic Information System (GIS) land use maps showing the parcels that met the criteria for the "Ag Opt-In" letter and showing the parcels requesting agricultural zoning were developed by the County Surveyor's Office. The Board of Supervisors will be making a final determination on zoning changes as part of the TGPA-ZOU project, anticipated for completion in late 2015.

El Dorado County Sign Ordinance Update

In August 2012, the Board of Supervisors directed staff to initiate a comprehensive update to the existing sign ordinance which had not been updated in over 30 years. In December 2012, the County executed a contract with Pacific Municipal Consultants, Inc. (PMC) for the preparation of the Sign Ordinance Update and the related Environmental Impact Report (EIR). The project was initiated in January of 2013 with a presentation by PMC at a joint meeting of the Board and the Planning Commission. In June 2013, the Board authorized the Sign Ordinance Public Draft to be released for a 60-day review period. The public draft was released on July 8, 2013 and the public comment period closed on September 10, 2013. Written comments were submitted by forty-two individuals and seven agencies. In December



2013, staff presented to the Board a general summary of the public comments received and asked the Board for direction on several policy issues identified in the public comments. The Board's direction required revisions to the draft sign ordinance. In July 2014, the Board adopted the Resolution of Intention to Amend the Sign Ordinance and authorized staff to proceed with the environmental review. On October 1, 2014, a Notice of Preparation of an Environmental Impact Report (EIR) was released for a 30-day public review and comment period. A public scoping meeting was held on October 23, 2014. On December 31, 2014, a Notice of Availability of a Draft EIR was released for a 45-day review period. Certification of the Final EIR and adoption of the updated Sign Ordinance by the Board of Supervisors is anticipated to be completed by mid-2015.

Discretionary Development Applications

In 2014, 122 discretionary development applications were submitted to the County. A condition of approval requires consistency with the General Plan goals and objectives. Table 1 on the next page provides a summary of the total discretionary development applications received by the Development Services Division during calendar year 2014.



Table 1: Summary of Discretionary Development Applications Filed in 2014^{1, 2, 3}

Application Types	Applications Submitted in 2014			
	New Request	Approved	Denied/ Withdrawn/ Unpaid	Still in Process
General Plan Amendments (Privately-Initiated)	5	2	1	3
Discretionary Certificates of Compliance	1	1		
Development Agreements	4			4
Design Review Permits	5	2		3
Tentative Parcel Maps	5		2	3
Tentative Subdivision Maps ⁴	11	1		10
Special Use Permits	13	6	2	5
Planned Developments	10	1		9
Specific Plans	0			
Rezones	11	4		7
Variances	9	8		1
Temporary Use Permits	36	33		3
Williamson Act Contracts	3			3
Pre-Applications	9	7		2
TOTALS	122	66	5	52

Notes:

1. Table only identifies applications initiated in 2014.
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.asp>

4. One Tentative Subdivision Map was approved for 28 single-family lots.



6. 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.*

The County 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 "Strategic Plan for 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.*

An integral part of the Zoning Ordinance Update is the proposed Mixed Use Development Guidelines. A draft Mixed Use Design Manual was released in March 2014 for public review. This guide was developed to provide a framework for good design that promotes economic and cultural revitalization while respecting historical foundations. The Mixed Use Design Guide takes into consideration El Dorado County's historic Gold Rush roots.



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.

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 2014, 122 Discretionary Development Applications (see Table 1 on page 32) 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 CAO's office, the Office of Economic Development (OED) was created to implement the County's economic development strategy. The OED's mission is to stimulate economic growth in the following areas: (1) Attraction and Retention of Employers; (2) Develop incentives for business expansion; (3) Assist in new business formation; and (4) Workforce development.

In calendar year 2014, the OED 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 2014 objectives to develop long long-term economic development strategies are summarized below:

- 1) **Policy Development and Implementation** - Revise and update Incentive Policy; Review and recommend additional policies and incentives
- 2) **Business Retention and Expansion (BRE)** - Industry Sector Committees business walks; Face-to-Face business visits
- 3) **Entrepreneurship Development** - Community Development Block Grant (CDBG) funded Micro-Enterprise Assistance Programs; SEDCorp and Sierra Business Counsel workshops; Outreach to home-based businesses
- 4) **Collaboration with 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
- 5) **Finance Necessary Infrastructure** - Identify state and federal economic development grant resources; Replicate Master Circulation and Funding Plan (MC&FP) for Missouri Flat Area for business parks
- 6) **Business Attraction and Recruitment** - Identify potential businesses with an emphasis on long-term, permanent jobs of high quality and, as much as possible, from high-tech "smokeless" or non-polluting industries that will promote job growth while protecting the environment.



E. 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 2016.

F. 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 2014, the Long Range Planning team continued to oversee several major projects, including the General Plan Biological Resources Policy Update, the Targeted General Plan and Zoning Ordinance Update Project, the Meyers Area Plan, three specific plans, the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit update, the Sign Ordinance Update and completion of the Community Planning Guide.

Also in 2014, the Long Range Planning transportation group either completed, initiated or made considerable progress on several projects, including the major 5-Year updates of the Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program, the Green Valley Road Corridor Analysis, Phase II of the Missouri Flat Road Master Circulation and Financing Program, development of updated Transportation Impact Study Guidelines and implementation of Phase II of the new Travel Demand Model (TDM).



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

Economic Development Program Summary

In July 2014, the Board approved contracts to fund a grant consulting project recommended by the Community and Economic Advisory Committee. (CEDAC) The consultant assisted County departments and local, community-based organizations by providing grant searching and grant application services to successfully compete for and obtain grant funding for projects. Since that time, the consultant has assisted with the submittal of 8 grants totaling \$2,320,907. Of that amount, \$600,000 has been awarded and the remaining applications are pending award notification in 2015.

Also in 2014, the Board approved a Cultural and Community Development Grant Program to provide small grants (\$5,000 or less) to private non-profit and public organizations to fund projects and events that encourage tourism and help increase County transient occupancy tax (TOT) revenue, and provide programs of local cultural benefit to the residents of the County and projects that facilitate community identification. Since 2014, a total of 44 applications have been received, and 27 were approved for funding totaling \$115,420.

The Economic Development Division contracted with the Center for Strategic Economic Research (CSER) to update a 2010 economic assessment that the firm conducted for the County. Among many other issues, the current study addresses the various industry clusters that have potential for growth in the region. A copy of the final report has been approved and is available on the County's Economic Development web page. <http://www.edcgov.us/Economic/>

In 2014, the Office of Economic Development and the Long Range Planning Division of the Community Development Agency partnered in a project to prepare 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 2016 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.

In November 2014, the County completed a Community Planning Guide to provide a framework for community members to go from a grassroots level discussion about community identification to an enforceable community plan for developing a strategic



economic vitality plan or pursuing economic development strategies. This was a collaborative effort between the Office of Economic Development, Long Range Planning Division of the Community Development Agency, El Dorado County Community and Economic Development Advisory Committee (CEDAC), with extensive public participation. On November 17, 2014, staff presented the Community Planning Guide to the Board and showed the new Community-Based Planning web page where the guide is available for public use.

http://www.edcgov.us/LongRangePlanning/CommunityPlanning/Community-Based_Planning.aspx

H. Provide a technology review such as implementation of GIS or establishment of web sites.

2014 Long Range Planning (LRP) Technology Accomplishments:

To increase public outreach and awareness of LRP programs and activities, and to quickly publicize updated information, two LRP staff members received specialized training from the County's Information Technology (IT) Department on Ektron, the County's web development software platform, to develop and maintain the County's website. During 2014, LRP staff produced several new or updated LRP webpages for programs/projects including Community-Based Planning, Sign Ordinance Update, Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU), General Plan Biological Resources Policy Update, and information for current transportation projects including CIP/TIM Fee Programs, Green Valley Road Corridor Analysis and Transportation Impact Study Guidelines. The LRP webpage features an option to subscribe to Long Range Planning News and Updates. When webpages are updated, LRP staff send out an email notification to the LRP subscription list that includes direct links to the updated webpages/information. At the end of 2014, the LRP subscription list had about 900 subscribers.



Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
1	In Progress	LU-A	Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that provide consistency with General Plan land use designations and updated development standards.	5.3-1(b), 5.3-3(b)	Viewshed Protection: Protect views from Scenic Corridors, Reduce effects of nighttime outdoor lighting.	Ordinance update in process. Anticipated completion late 2015
2	Completed	LU-B	Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Also refer to Measure LU-C for consistency review of ministerial projects.]	5.1-3(a)	Establish a General Plan conformity review for all development projects	
3	Completed	LU-C	Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations.	5.1-3(a)	Establish a General Plan conformity review for all development projects	See LU-B. General Plan conformity reviews are included as part of in the existing Zoning Ordinance. Standards will also be included as part of the Zoning Ordinance Update.
4	In Progress	LU-D	Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards	5.1-3(b)	Require development projects to be located and designed in a manner that avoids adjacent incompatible land uses	To be included as part of the Zoning Ordinance Update. Anticipated completion late 2015
5	In Progress	LU-E	Review and identify needed revisions to the County of El Dorado Design and Improvements Standards Manual.			The Development Services and Transportation Divisions are moving forward with the updating of the county "Design Manual" ("Land Development Manual") with the ongoing main focus of revising the Standard Plans to reflect the new General Plan and current engineering. A secondary effort is the rewriting of the text of the manual to include modifications to the format of the manual and the processes in which the revision and updating will take. Part of interim guidelines and included in proposed Onsite Wastewater Treatment System Ordinance, Complete Streets and mixed use development standards.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
6	In Progress	LU-F1	Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.			Community Planning was initiated in 2011. A new Community Planning Guide was completed in 2014 for communities interested in creating community visions and plans.
7	In Progress	LU-F2	See body of LU-F1 above. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.			Community Planning initiated in 2011. A new Community Planning Guide was completed in 2014 for communities interested in creating community visions and plans.
8	In Progress	LU-G1	Establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district to develop design standards or guidelines for such districts. Begin identification of potential historic districts immediately upon General Plan adoption.			Deferred until after adoption of comprehensive Zoning Ordinance Update.
9	In Progress	LU-G2	See body of LU-G1 above. Prepare and adopt draft ordinance and standards within three years.			Deferred until after adoption of comprehensive Zoning Ordinance Update.
10	Remaining	LU-H1	Develop and implement a program that addresses preservation of community separation, as outlined in Policy 2.5.1.3. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.	5.1-2	Create distinct community separators	Deferred until after adoption of the TGPA-ZOU.
11	Remaining	LU-H2	See body of LU-H1 above. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.	5.1-2	Create distinct community separators	Deferred until after adoption of the TGPA-ZOU.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
12	Remaining	LU-I	Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization.	5.3-1(b), 5.3-1 (c)	<u>Viewshed Protection:</u> Protect views from Scenic Corridors, Reduce effects of nighttime outdoor lighting, Extend limitations on ridgeline development within scenic corridors or identified viewing locations to include all development.	Deferred until after adoption of comprehensive Zoning Ordinance Update.
13	Remaining	LU-J	If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance, prepare documentation in support of having those segments identified as a State Scenic Highway.	5.3-1(d)	Nominate SR 49 for Scenic Highway designation	Deferred until after adoption of comprehensive Zoning Ordinance Update.
14	Completed	LU-K	Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. This would include working with community groups to identify appropriate uses for such parcels, including residential development and establishment of communities			
15	Completed	LU-L1	Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors. Develop program within three years of General Plan adoption.			Tracking system has been developed and is maintained annually. Information provide to Board with 1- and 5-year GP monitoring reports.
16	Completed	LU-L2	See body of LU-L1 above. Give first report to the Board of Supervisors within five years of General Plan adoption.			General Plan Implementation and EIR Mitigation Monitoring Plan updates to be submitted as part of the 2014 annual report and annually thereafter.
17	Completed	LU-L3	See body of Measure LU-L1 above. Present additional reports to the Board of Supervisors every five years after first report.			
18	Completed	LU-M	Develop a program to monitor General Plan policies and programs and General Plan Environmental Impact Report mitigations. Provide periodic updates to the Board of Supervisors and Planning Commission.			General Plan Implementation and EIR Mitigation Monitoring Plan updates to be submitted as part of next annual report, Spring 2014 and annually thereafter.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
19	Completed	LU-N	Develop procedures to be used by applicants to substantiate a request for exemption from General Plan policies due to economic viability.			
20	In Progress	LU-O	Coordinate the following with TRPA and other agencies having land use jurisdiction in the Tahoe Basin: 1) Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area, 2) Identification of additional affordable housing opportunities, 3) Modification of the County's Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and 4) Implementation of actions recommended in TRPA's periodic Threshold Evaluation Reports.	5.14-1	Cooperate with the TRPA in the implementation of actions recommended in the (TRPA) Threshold Evaluation Report.	Items 3 and 4 are being reviewed as part of the Zoning Ordinance Update (October 2014).
21	Completed	TC-A	Prepare and adopt a priority list of road and highway improvements for the Capital Improvement Program (CIP) based on a horizon of five years. The Board of Supervisors shall update the CIP every two years, or more frequently			
22	Completed	TC-B	Revise and adopt traffic impact fee program(s) for unincorporated areas of the county and adopt additional funding mechanisms necessary to ensure that improvements contained in the fee programs are fully funded and capable of being implemented concurrently	5.4-1(e)		
23	In Progress	TC-C	Revise and update the Design and Improvement Standards Manual (DISM).			Long Range Planning, Transportation, and Planning Services are currently in process in replacing the DISM with the Land Development Manual and Standards Plans.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
24	Completed	TC-D	Continue to identify and pursue appropriate new funding sources for transportation improvements, road maintenance, and Transportation operations. Grant funds from regional, state, and federal agencies should be pursued and utilized			
25	In Progress	TC-E	Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development.			
26	Completed	TC-F	Develop and implement a countywide program to annually monitor county road and state highway segment and intersection conditions to ensure that acceptable Levels of Service are maintained.	5.4-1(c), 5.4-2	Expand list of roadway segments allowed to operate at LOS F.	
27	Remaining	TC-G	Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.			
28	Completed	TC-H	Work with the El Dorado County Transportation Commission, the Tahoe Regional Planning Agency, and transit providers in the county to periodically review and update the short-range transit plans in the county.			
29	Completed	TC-I	Encourage transit providers, the El Dorado County Transportation Commission, the Tahoe Transportation District, and the Tahoe Regional Planning Agency, to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas			
30	Remaining	TC-J	Work with the El Dorado County Transportation Commission, Tahoe Transportation District, the Tahoe Regional Planning Agency, and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way.			

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
31	Completed	TC-K	Work with the El Dorado County Transportation Commission, Tahoe Transportation District, Tahoe Regional Planning Agency, and Sacramento Area Council of Governments Board to identify and pursue funding for transit.			
32	Completed	TC-L	Develop a funding mechanism that requires new development to pay for additional park-and-ride lots identified by transit providers or Caltrans. Work with transit providers to determine the need for additional or expanded park-and-ride lots			
33	Completed	TC-M1	Update the Bikeway Master Plan, consistent with the Bicycle Transportation Act and in coordination with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Transportation Division, Tahoe Regional Planning			The Bicycle Transportation Plan is typically updated every 5 years. The last update was completed in 2010 and adopted by the Board of Supervisors in November 2010. The next update will be completed in 2015. (AN)
34	Completed	TC-M2	See body of TC-M1 above. Plan Adoption: Second full fiscal year following General Plan adoption.			
35	Completed	TC-N	Continue to identify and pursue appropriate funding sources for bikeway construction. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capability			
36	Completed	TC-O	Work with other agencies to provide facilities that help link bicycles to other transportation modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals.			
37	Completed	TC-P	Use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use.			

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
38	Remaining	TC-Q	Work with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support improvement, development, and expansion of rail service in El Dorado County.			
39	Remaining	TC-R	Participate with the El Dorado County Transportation Commission, the El Dorado County Transit Authority, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support the identification of Transit Corridors.			
40	Completed	TC-S	Develop and implement a program to ensure that the concurrency requirements contained in this Transportation and Circulation Element are being enforced.			
41	Completed	TC-T	Develop and adopt a program of guidelines for reimbursement of development for costs associated with construction of regional road improvements.			
42	In Progress	TC-U	Revise the County Design Improvement Standards Manual to allow for narrower streets and roadways. The standards should recognize the need to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible	5.3-2	Design new streets and improvements to minimize effects on rural character to the extent possible.	Long Range Planning, Transportation, and Planning Services are currently in process in replacing the DISM with the Land Development Manual and Standards Plans.
43	In Progress	TC-V1	Work with Sacramento County and the City of Folsom to identify potential alignments for a new arterial roadway from the west side of El Dorado Hills Business Park to U.S. Highway 50.			
44	Remaining	TC-V2	Implement a growth control mechanism for all new discretionary and ministerial development (which includes approved development that has not yet been built) that would access Latrobe Road or White Rock Road.			A cap has been placed on the El Dorado Hills Business Park to alleviate Level of Service concerns at the Latrobe Road and White Rock Intersections. The TGPA/ZOU EIR will be analyzing existing traffic impacts that will assist in determining possible options allowing for the removal of the employment cap.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
45	Remaining	TC-V3	Identify potential rights-of-way needed for 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.	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.	A cap has been placed on the El Dorado Hills Business Park to alleviate Level of Service concerns at the Latrobe Road and White Rock Intersection. The TGPA/ZOU EIR will be analyzing existing traffic impacts that will assist in determining possible options allowing for the removal of the employment cap.
46	Remaining	TC-W	Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized.	5.10-1(b)	Establish truck routes to minimize noise at noise-sensitive land uses.	
47	In Progress	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.	5.11-4	Synchronize Signalized Intersections: Implement Mitigation 5.11-2(f) for the Roadway Constrained 6-Lane "Plus" Alternative.	In 2012, the County applied for and was awarded a federal grant to synchronize three intersections on Green Valley Road at Francisco Dr, El Dorado Hills Blvd and Silva Valley Pkwy. (AN) The TIM Fee program has funding reserved for future implementation for Intelligent Transportation Systems (ITS) improvements.
48	Completed	PS-A	Establish a means, either through formal agreement or through the identification of formal contacts, for various County agencies and departments to communicate with the following non-County public service and utility providers regarding planning for the provisions of services.			This measure is addressed as part of all discretionary and ministerial development applications.
49	Completed	PS-B	Review the County Code to identify revisions that project is consistent with the long range and capital improvement plans of County and other service providers and Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities.			
50	Completed	PS-C1	Develop and regularly update an infrastructure fee program.			TIM Fees recently updated consistent with measure; other infrastructure provided by outside agencies. See Measure ED-SS for more information.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
51	Completed	PS-C2	See body of PS-C1 above. Adopt fees within three years of General Plan adoption.			The existing Transportation Impact Mitigation (TIM) fee program is routinely updated on an annual basis.
52	Completed	PS-D	Develop a program to improve and promote appropriate sewage disposal systems in areas that do not have public wastewater disposal service.			Implemented and Ongoing
53	Completed	PS-E	Work with the Water Agency and public water providers to establish a water resources development and management program.			
54	Completed	PS-F	Work with the Water Agency and water service providers to establish a process to review ministerial and discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system.	5.5-3, 5.5-1(b)	Increase the likelihood that groundwater supplies are conserved and physically available to meet the needs of future development. Ensure that surface water supplies are adequate and physically available before any new development occurs.	
55	Completed	PS-G	Encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental impacts to the maximum extent feasible.	5.5-2, 5.5-4	Encourage mitigation of the environmental impact of future water supply and infrastructure projects. Encourage mitigation of the environmental impacts related to future expansion of wastewater treatment capacity.	Water purveyors, in partnership with the County, are conducting environmental reviews of water supply and infrastructure projects, including future expansions, on an ongoing basis.
56	Completed	PS-H	Develop and implement a water use efficiency program for application to existing and new residential, commercial/industrial, and agricultural water users for those areas not served by a water purveyor with an existing water use efficiency program.	5.5-1 (c), 5.5-7	Support development of water conservation and recycling projects that can help reduce water demand and projected shortages. Encourage use of recycled water in new development served by public wastewater systems.	Water use efficiency is included as part of the California Energy and Plumbing Code.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
57	Completed	PS-I	Work with the Water Agency to develop and implement a program to identify areas having groundwater limitations.			
58	Completed	PS-J	Establish a process to review discretionary permit applications reliant upon any non-public community wastewater treatment system for the ability to be adequately served by the proposed system. Process to include development of wastewater treatment stand alone systems.	5.5-8	Monitor performance of septic systems annually.	An analysis of waste water systems is reviewed by the Environmental Health Unit as part of all discretionary development applications.
59	In Progress	PS-K	Develop and implement a monitoring program for septic systems.	5.5-8	Monitor performance of septic systems annually.	A septic monitoring program is currently under review by the Environmental Management Division.
60	In Progress	PS-L	Develop and implement a countywide drainage management program.			An existing drainage program has been implemented in the Tahoe Basin. West Slope drainage management is to be included as part of the West Slope NPDES Phase II Small MS4 General Permit.
61	Completed	PS-M	Prepare a Construction and Demolition Debris Diversion Ordinance for inclusion in the County Code.	5.6-3	Adopt a Construction and Debris Diversion Ordinance.	
62	In Progress	PS-N	Establish a means, either through formal agreement or through the identification of formal contacts, to coordinate a long-term planning process with private utility providers regarding the location and types of future utility delivery facilities.	5.8-7	Encourage coordination between utilities and school districts	
63	Completed	PS-O	Develop standards for energy-efficient site development and construction.			These standards are included as part of the California Energy Code.
64	Completed	PS-P1	Establish a working group to develop and oversee implementation of minimum countywide standards for emergency response times, emergency access, emergency water supply and conveyance, and staffing ratios.			
65	Completed	PS-P2	See body of PS-P1 above. Meet standard requirements within seven years of General Plan adoption.			

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
66	Completed	PS-Q	Establish a procedure for and the conditions under which coordination of the planning efforts of the County and the school districts will take place.			
67	In Progress	PS-R	Develop program for attracting a four-year college or university to the county.			
68	In Progress	PS-S	Provide support for the development of a performing arts center.			
69	Completed	PS-T	Compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. Post information on the County's internet web site and make available in hard copy.			
70	Completed	HS-A	Maintain emergency response procedures and programs, including agreements with other local, state, and federal agencies, to provide coordinated disaster response and programs to inform the public of emergency preparedness and response procedures.			
71	Completed	HS-B	Work with the local Fire Safe Councils, fire protection districts, U.S. Forest Service, and California Department of Forestry and Fire Protection to develop and implement a countywide Wildfire Safety Plan.			
72	Completed	HS-C	Develop a program to collect, maintain, and update geological, seismic, avalanche, and other geological hazard information.			The County Surveyor's office regularly receives natural hazard information from the State OES and related agencies. This information is routinely updated and shared with other agencies as needed.
73	Completed	HS-D	Develop and adopt standards to protect against seismic and geologic hazards.	5.9-2(b)	Require geologic analysis in areas prone to geological or seismic hazards.	Included as part of the California Building Code
74	Completed	HS-E	Adopt a Naturally Occurring Asbestos Disclosure Ordinance that includes the provisions in the policy described in Policy 6.3.1.2.	5.8-9(c)	Provide disclosure of Naturally Occurring Asbestos (NOA) on properties.	COMPLETE. (1) Asbestos disclosure required per EDC Ordinance Chapter 8.44, (2) asbestos reports and records must be transferred during real estate transaction per AQMD Rule 223-2.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
75	Completed	HS-F	Develop a program to track asbestos-related information as it pertains to El Dorado County. Report results to the Board of Supervisors annually.	5.8-9(d)	Conduct annual reporting regarding asbestos.	
76	Completed	HS-G	Adopt California Building Code revisions.			
77	Completed	HS-H	Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available.	5.8-6	Prohibit creation of new parcels and development of existing parcels that are entirely within dam failure inundation areas.	Measures have been included in the Flood Damage Prevention Ordinance, adopted September 23, 2008.
78	In Progress	HS-J	Establish a working group to address cross-jurisdictional noise issues.			Many noise issues are being addressed as part of the Zoning Ordinance Update Project. Formal working group(s) will be convened, as necessary, to address remaining issues.
79	Completed	HS-L	Update airport master plans and work with appropriate Airport Land Use Commissions to update Comprehensive Land Use Plans to reflect noise levels in the year 2025.	5.10-4	Update Airport Master Plans and Comprehensive Land Use Plans	Completed as part of the Airport Land Use Compatibility Plan, adopted June 28, 2012 and administered by the EDCTC.
80	Completed	HS-M	Maintain and update the Hazardous Waste Management Plan for management of hazardous waste to protect the health, safety, and property of residents and visitors, and to minimize environmental degradation.			The Environmental Management Division operates a hazmat incident response team on a 24/7 basis.
81	Completed	HS-N	Collect and maintain information on sites known, or suspected to be contaminated by hazardous materials. The information shall include current data from the California Department of Toxic Substances Control's Hazardous Waste and Substance	5.8-4	Remediate contamination before construction of new development on suspected contaminated sites.	Updated continuously. Most recently, EM staff updated APN numbers in El Dorado Hills to mirror recent re-numbering.
82	Remaining	HS-O	Develop, implement, and update, as necessary, a plan for the storage, transport, and disposal of hazardous materials used at County-operated facilities.			
83	Completed	HS-P	Enhance and maintain the Air Quality Management District's air quality public education program.			

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84	Completed	HS-Q	Develop a program to encourage use of mechanisms to reduce peak hour vehicle trips consistent with Policy 6.7.2.2.	5.4-2	Implement 1996 General Plan Alternative Mitigation Measures 5.4-1(a), 5.4-1(b) or 5.4-1(d).	Ongoing. District developing Electric Vehicle Incentive Program (Drive Clean!) with EDCTC CMAQ and District funds to reduce emissions and peak hour congestion.
85	Completed	HS-R	Identify fleet vehicles that could successfully be replaced with more fuel efficient or alternative fuel vehicles. When those fleet vehicles are due for replacement, thoroughly investigate their replacement with such vehicles.			An alternate fuel vehicle replacement program is ongoing.
86	Completed	HS-S	Develop and implement an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves.	5.11-2 (e)	Develop incentive program to encourage uses of newer cleaner-burning EPA certified wood stoves.	
87	Completed	HS-T	Adopt and/or update air quality regulations regarding agricultural and fuel reduction burning, construction emissions, mobile source emissions, fugitive dust, and volatile organic emissions.	5.11-1	Use updated recommendations to analyze and mitigate potential air quality impacts.	
88	Completed	HS-U	Monitor existing, ongoing studies related to effects of air pollution on vegetation.			
89	Completed	HS-V	Amend prescriptive standard for the Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.	5.8-9(b)	Strengthen Naturally Occurring Asbestos (NOA) and dust protection standards.	
90	Completed	HS-W1	Survey and prioritize safety improvements on County roads. Develop financing programs for making necessary improvements. Complete survey within three years of General Plan adoption.			The Transportation Division has an annual road safety analysis and financing program in place.
91	Completed	HS-W2	See body of Measure HS-W1 above. Develop financing programs within eight years of General Plan adoption.			
92	In Progress	HS-I	To provide a comprehensive approach to noise control, adopt a Noise Ordinance.	5.10-1(a), 5.10-3	Limit noise-generating construction activities. Protect noise-sensitive land uses from unacceptable noise levels caused by stationary noise sources.	This measure is to be completed as part of the TGPA-ZOU project.

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No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
93	In Progress	HS-K	Review the Zoning Ordinance and identify changes that would accomplish the following: an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County's public airports;			To be included as part of the Zoning Ordinance Update.
94	In Progress	CO-A	Review the Zoning Ordinance to identify revisions that: (A) incorporate tree canopy coverage and preservation standards outlined in Policy 7.4.4.4; (B) identify standards for use of native plants in landscaping; (C) Establish a Historic Design Control Combining Zone District; (D) Develop Buffer standards for new nonmining uses adjacent to existing mining operations; (E) Develop standards for minimizing erosion and sedimentation associated with earthwork and grading.	5.9-4(b), 5.9-6(b), 5.9-6(c), 5.12-1(b), 5.12-1(g), 5.13-1(d), 5.13-1(e)	Restrict development or disturbance on steep slopes. Establish buffers between new development and mining operations. Require 20-acre minimum parcel sizes. Minimize erosion and maximize retention of natural vegetation. Develop and implement an oak tree preservation ordinance. Define Historic Design Control Districts. Prohibit significant alteration or destruction of NRHP/CRHR-listed properties.	Items B-E have been incorporated into the TGPA-ZOU project. Item A will be under review as part of the ongoing Biological Resource Policy Updates.
95	In Progress	CO-C	In coordination with the Resource Conservation Districts, develop a roadside maintenance program that addresses roadside drainage, the protection of adjacent surface waters, and vegetation control.			
96	Completed	CO-D	Develop an agricultural permit program that includes standards for agricultural operations comparable to those in the Grading Ordinance and that considers other issues important to the protection of agricultural lands.	5.9-4(b)	Apply erosion control measures to agricultural grading.	The Agriculture Department has implemented the Ag Grading Permit process and has required the use of the adopted Best Management Practices (BMPs). The program is working as intended.
97	Completed	CO-E1	Request that the California Geological Survey conduct a non-metallic mineral survey for the County. Manage resources appropriately given the results of the survey. Request survey by state within two years of General Plan adoption.			Study was completed in 2005

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
98	Complete	CO-E2	See body of Measure CO-E1 above. Amend General Plan upon completion of survey by state.			
99	Completed	CO-G	Create guidelines for development projects that may affect surface water resources. The guidelines should include: definition(s) of surface water resources; criteria for determining the presence of surface water resources; buffer standards; and mitigation			
100	Completed	CO-H	Prepare and adopt an ordinance revision to permit the use of domestic gray water for irrigation purposes.	5.5-8	Monitor performance of septic systems annually.	This measure is addressed in the 2013 Plumbing Code.
101	Completed	CO-I	Evaluate alternatives to the use of salt for snow removal on County roads.			Research for various alternatives to salt for snow removal is ongoing.
102	Completed	CO-J	Develop and implement a program to perform water quality analysis and monitoring of the County's recreational waters.			
103	In Progress	CO-K	Work cooperatively with the State Department of Fish and Game and U.S. Fish and Wildlife Service to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy.	5.12-2(b)	Establish and manage ecological preserves	Ongoing cooperative effort with Pine Hill Preserve Management Team (local, state & federal).
104	In Progress	CO-L	Develop guidelines for the preparation of biological study reports.			Measure will be under review through the ongoing Biological Resources Policy Updates.
105	In Progress	CO-M1	Develop and implement an Integrated Natural Resources Management Program (INRMP) consistent with Policy 7.4.2.8			Measure will be under review through the Biological Resources Policy updates; Dudek consulting firm selected in 2014 to begin document preparation and environmental review.
106	In Progress	CO-M2	See body of Measure CO-M1 above. Within three years of General Plan adoption, develop framework for acquisition strategy and monitoring program and begin acquisition.			Measure will be under review through the Biological Resources Policy updates; Dudek consulting firm selected in 2014 to begin document preparation and environmental review.
107	In Progress	CO-N	Review and update the Important Biological Corridor (-IBC) land use Overlay District.	5.12-3(b)	Apply -IBC Overlay to lands identified as having high wildlife habitat values.	Measure will be under review through the Biological Resources Policy updates; Dudek consulting firm selected in 2014 to begin document preparation and environmental review.

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
108	In Progress	CO-O	Prepare and adopt a riparian setback ordinance.			Interim guidelines adopted by PC. To be incorporated into Zoning Ordinance Update.
109	In Progress	CO-P	Develop and adopt an Oak Resources Management Plan.	5.12-1(f)	Require mitigation for loss of woodland habitat.	Existing OWMP Rescinded September 4, 2012. New OWMP to be considered as part of the ongoing Biological Resources Policy updates.
110	Remaining	CO-Q	Develop and adopt a Cultural Resources Preservation Ordinance.	5.3-1(c)	Adopt a Cultural Resources Ordinance.	Deferred until after adoption of comprehensive Zoning Ordinance Update.
111	In Progress	CO-R	Maintain a confidential cultural resources database of prehistoric and historic resources, including the location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law.	5.12-1(d)	Develop and implement an Integrated Natural Resources Management Plan.	An existing cultural resources database is in place. However, an Integrated Natural Resources Management Plan (INRMP) has not yet been developed. Creation of an INRMP will be under review as part of the 2014 Biological Resources Policy updates.
112	In Progress	CO-S	Investigate becoming a Certified Local Government through the State Office of Historic Preservation.			County signed a programmatic agreement between the County, OHP and other agencies for ongoing historic preservation of the Rubicon Trail.
113	Remaining	CO-T1	Work with the State Department of Parks and Recreation to identify the view shed of Marshall Gold State Historic Park (Coloma) and establish guidelines for development within that view shed. Identify view shed within four years of General Plan adoption.			
114	Remaining	CO-T2	See body of Measure CO-T1 above. Adopt standards within six years of General Plan adoption.			
115	Completed	CO-B	Coordinate with the Resource Conservation Districts to address erosion control issues.			
116	In Progress	CO-U	Fully develop requirements for Biological Studies to be prepared in support of Policy 7.4.1.6. Fully develop guidelines for Important Habitat mitigation. Mitigation proposals are to be included in biological resources studies.	5.12-1(e)	Adopt a No-Net-Loss Policy and Mitigation Program for important habitat.	Included as part of the INRMP. See Measures CO-L and CO-M. Measure will be under review through the 2014 Biological Resources Policy Updates

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
117	In Progress	AF-A	Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish items A-F	5.2-1 (a - f)	Reduce potential conversion of important farmland, grazing land, land currently in agricultural production or from conflict that may result in cancellation of a Williamson Act Contract.	To be included as part of the Zoning Ordinance Update (ZOU)
118	Completed	AF-B	Develop and implement a procedure for processing requests to apply the Agricultural District (-A) overlay.			Dept. of Agriculture staff utilize a formal procedure for applying the Agricultural District (-A) Overlay to development projects.
119	In Progress	AF-C	Develop and implement a procedure for evaluating the 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.			Agricultural Department staff is in the process to expand soils of local importance for vineyards used to evaluate parcels. Completion of the process is anticipated by January 2015.
120	In Progress	AF-D	Develop and implement new programs to ensure the long-term conservation, enhancement, and use of viable agricultural lands, including grazing lands.	5.2-2	Limit extent of ranch marketing activities, wineries and other nonagricultural uses within agricultural designations.	The Board adopted one aspect of long term conservation, enhancement and use - the Winery Ordinance. (AF-D to be implemented through the TGPA & ZOU)
121	In Progress	AF-E	Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock.			Staff have identified 4 criteria to use for analysis - Soil type, slope, current use, parcel size (Through the ZOU, grazing WACs are being rezoned Agricultural Grazing)
122	In Progress	AF-F1	Establish a threshold of significance for the 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.	5.2-1 (c)	Identify Acceptable Mitigation for Loss of Agricultural Land.	Measure will be under review through the Biological Resources Policy Updates - 2014
123	Remaining	AF-F2	See body of Measure AF-F1 above. Establish procedure for review and mitigation within eight years of General Plan adoption.	5.2-1 (c)	Identify Acceptable Mitigation for Loss of Agricultural Land.	
124	Completed	AF-G	Develop a procedure for the Agricultural Commission to review and provide recommendations regarding discretionary and capital improvement projects that may affect agricultural, grazing, and forestry lands.			

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
125	In Progress	AF-H	Develop a program to coordinate with the Water Agency and water purveyors to develop and secure a long-term supply of agricultural water and allocate water from increased efficiencies to agricultural use.			The County is working with the Water Agency and water purveyors to secure and maintain long-term water supplies for agricultural use.
126	Completed	AF-I	Develop a program to enhance long-term fiscal stability of agricultural operations, including use of conservation easements, Williamson Act contracts, land trusts, and transfer of development rights.	5.2-2	Limit extent of ranch marketing activities, wineries and other nonagricultural uses within agricultural designations.	The County has developed several programs to enhance the long term fiscal stability of agricultural operations, including Williamson Act Contracts. The County is reviewing additional activities and programs for economic enhancement of agricultural operations including conservation easements, land trusts and development right transfers.
127	In Progress	AF-J	Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Following inventory, perform suitability review and amend Agricultural District boundaries.	5.2-3	Incorporate productive and suitable agricultural land into Agricultural Districts.	The Agricultural District analysis and expansion is part of the TGPA-ZOU project.
128	In Progress	AF-K	Develop Agricultural Best Management Practices (BMPs) for adoption by the Board of Supervisors and use by agricultural operations in complying with General Plan policies 7.1.2.1, 7.1.2.7, 7.3.3.4, and 7.4.2.2.	5.9-4(c), 5.12-4(b)	Apply erosion control measures to agricultural grading. Implement multiple Policies to reduce impacts on sensitive habitats.	Agricultural Best Management Practices (BMP's) have been completed with approximately 20 BMP's posted on the Agricultural Department website.
129	Completed	PR-A	Prepare and implement a Parks Master Plan and Parks and Recreation Capital Improvement Program.			A final Parks and Trails Master Plan and CIP was approved on March 27, 2012
130	In Progress	PR-B	Develop and implement a program to identify and pursue alternative methods to fund and/or support the acquisition and operation of parks and recreation facilities, including raw land.			An annual parks planning, funding and operations plan was presented to the BOS April 28, 2015
131	Completed	PR-C	Update the Bikeway Master Plan and Hiking and Equestrian Trails Master Plan. Both plans shall contain provisions for regular plan monitoring and updating.			A hiking and equestrian trails plan was approved as part of the completed Parks and Trails Master Plan, approved on March 27, 2012.
132	In Progress	PR-D	Plan for and develop interpretive centers for historical trails and sites.			An annual parks planning, funding and operations plan was presented to the BOS April 28, 2015

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
133	Completed	PR-E	Maintain and implement the El Dorado County River Management Plan (Environmental Stewardship & Planning 2001) for management of recreational activities on the South Fork of the American River.			A River Management Plan has been developed for the South Fork American River.
134	Completed	PR-F	Develop a program to facilitate the formation of independent recreation districts.			
135	Completed	PR-G	Work with independent recreation districts to support efforts to provide parks and recreation facilities.			Coordination between EDHSCD, CPCSD & GDRD on going as part of subdivision review process
136	In Progress	PR-H	Develop and implement a parks and recreation fee program that addresses the following: A. For projects subject to Quimby Act requirements; B. For projects not subject to Quimby Act; C. Coordination with local parks and recreation providers	5.7-5	Provide funding mechanisms for new park development.	This is included in the Master Plan. A Nexus study has been included in the current budget but a contract has not been executed.
137	Completed	PR-I	Develop and implement a program to encourage major recreational event sponsors to hold events in El Dorado County.			El Dorado County Board of Supervisors created the Economic Development/Parks Division of the Chief Administrative Office in 2013. The Park Division is working with Economic Development to increase recreational tourism to the County. The County has partnered with the City of South Lake Tahoe to develop a Master Plan for the East Slope of El Dorado County which is also focused on tourism.
138	In Progress	PR-J1	Establish a working group or formal contacts to coordinate the actions of resource-based recreation providers in the county, including the Airports, Parks and Grounds of the County General Services Department.			The County is in the process of establishing a working group of resource-based recreation providers to address planning and project review issues.
139	In Progress	PR-J2	See body of PR-J1 above. Develop plan to address planning and project review within three years thereafter. Coordination will be ongoing.			The County is in the process of establishing a working group of resource-based recreation providers to address planning and project review issues.
140	Completed	PR-K	Identify federal and state lands that could be transferred to County ownership and develop a program to facilitate said transfer.			County accepted an easement from the US Forest Service on the Rubicon Trail August 14, 2012

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
141	Completed	PR-L	Accept private sector donations of land, easements, structures, materials, and funds for the development and maintenance of parks and recreation facilities.			
142	Remaining	PR-M	Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site.			
143	Completed	ED- A	Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year.			
144	Completed	ED- B	Actively participate in the Economic Development Providers Network.			
145	Completed	ED- C	Sponsor, via the Economic Development Providers Network, seminars and workshops for El Dorado County's businesses, targeted industry organizations, and government decision makers.			
146	Completed	ED- D	Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues.			
147	Completed	ED- E	Convene periodic broadly based community forums to discuss El Dorado County's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.			
148	Completed	ED- F	Work with local businesses to gather feedback from problem solving activities for immediate action and/or inclusion in Annual Economic Plans.			
149	Completed	ED- G	Support County business and local government efforts to develop regional, State, National, and international markets for the County's products, services, and attractors.			

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
150	Completed	ED- H	Through the Economic Development Providers Network, provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs.			
151	Completed	ED- I	Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance			A variety of regulatory assistance services are provided to the public by the Office of Economic Development.
152	Completed	ED- J	As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays			
153	Completed	ED- K	Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures.			
154	Completed	ED- L	Provide the Economic Development Providers Network [or subsequent organization] with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business.			
155	Completed	ED- M	Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned			In 2012, the Chief Administrative Office began a program to allowing applicant businesses the opportunity to meet with County permitting agencies in a single time and location, with those agencies expediting permits in significantly shorter time. In February 2014, the BOS adopted policy J-7 making economic development incentives available for businesses expanding in the County.
156	Completed	ED- N	Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements.			

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
157	Completed	ED- O	Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR.			
158	In Progress	ED- P	Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps, and/or that have been pre-planned through planned developments, specific			To be included as part of the Zoning Ordinance Update.
159	Completed	ED- Q	Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations.			
160	In Progress	ED- R	Prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County.			To be included as part of the Zoning Ordinance Update.
161	Completed	ED- S	All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs.			
162	Completed	ED- T	Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies.			The Office of Economic Development maintains various sources of economic data available for use in economic impact and/or industry case studies.
163	Completed	ED- U	Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas.			The County has developed economic and demographic reports and data for use by local businesses and other interested community groups.

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
164	Completed	ED- V	Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and over			
165	Completed	ED- W	Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment			
166	Completed	ED- X	Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy.			
167	Completed	ED- Y	Identify environmental issues to be considered by the Economic Development Providers Network.			
168	Completed	ED- Z	Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection.			
169	Completed	ED-AA	Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation.			The State Employment Development Department (EDD), in partnership with the Office of Economic Development, is developing an updated strategic plan to address special needs of targeted industries within El Dorado County.
170	Completed	ED-BB	The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County.			The State Employment Development Department (EDD), in partnership with the Office of Economic Development, will meet with private sector employers to identify business climate issues and solutions and assist at-risk businesses.

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
171	Completed	ED-CC	Annually dedicate and budget County staff to implement programs under General Plan Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network.			
172	Completed	ED-DD	The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands.			A five-year review was completed in 2011. The next 5-year review is scheduled for completion in 2016.
173	Completed	ED-EE	Develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts.			The County has developed a program for business attraction activities including a partnership with the State Employment Development Department (EDD).
174	Completed	ED-FF	The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government's ability to address those needs.			In February, 2014, the Board of Supervisors adopted Policy J-7, outlining several new and existing financial incentives for business expansion in the County, and EDD staff will be scheduling regular meetings with private sector employers to identify business climate issues and solutions.
175	Completed	ED-GG	The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets			The Office of Economic Development oversees a program to conduct economic base studies and identify industry trends.
176	In Progress	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.			Relevant enhancements to the County Economic Development webpage have been planned and budgeted for 2014-2015 fiscal year.
177	In Progress	ED-II	The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions.			To be completed as part of the Zoning Ordinance Update.
178	In Progress	ED-JJ	The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.			To be completed as part of the TGPA-ZOU.

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

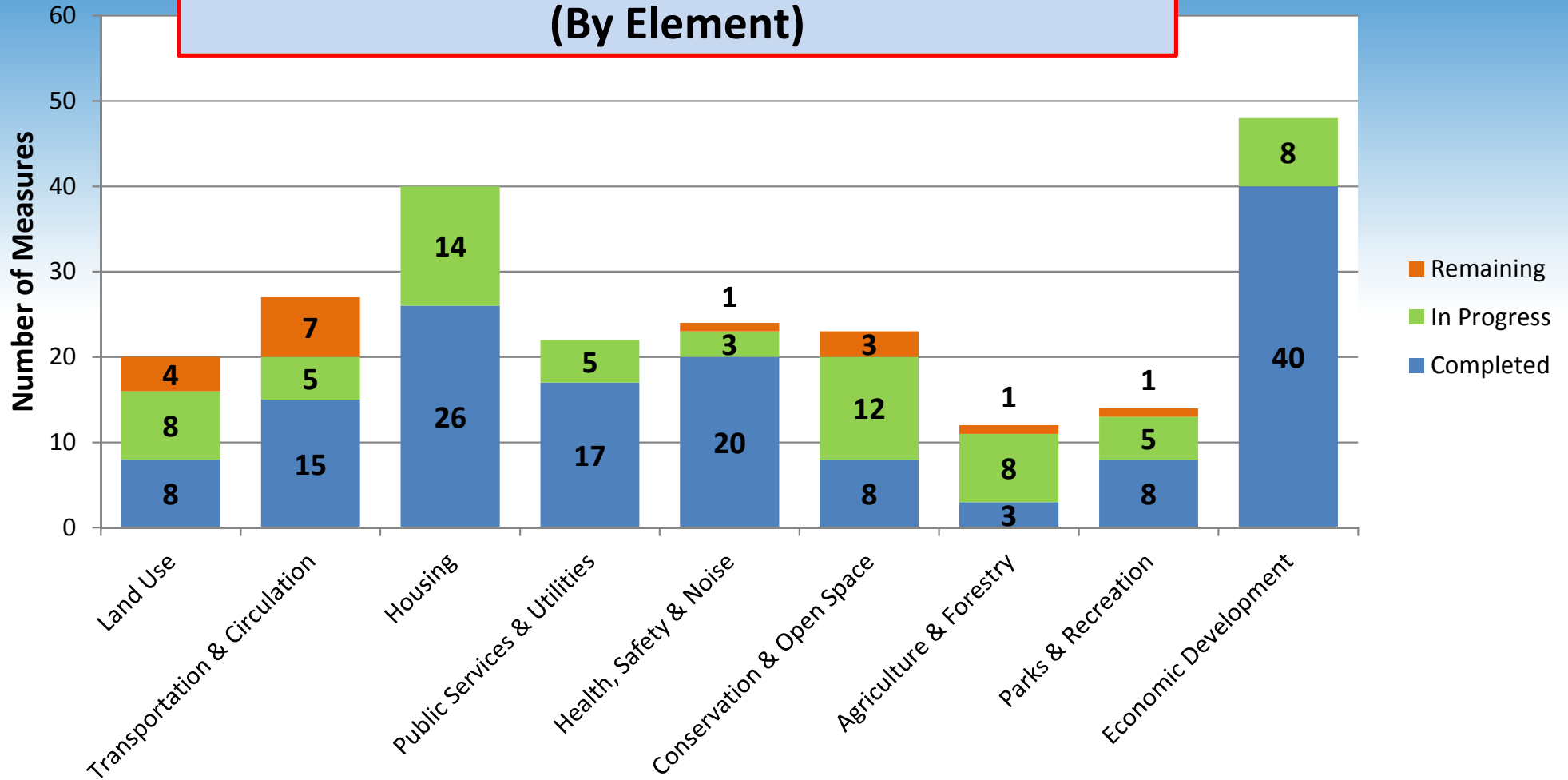
No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
179	In Progress	ED-KK	Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development.			To be completed as part of the TGPA-ZOU.
180	Completed	ED-LL	Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.			
181	Completed	ED-MM	Work with the cities of Placerville and South Lake Tahoe to establish a uniform small business licensing application, forms, and instructions for all cities and the County.			
182	Completed	ED-NN	Work with the cities of Placerville and South Lake Tahoe to review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees. [Should be completed concurrently with Measure ED-J.]			
183	Completed	ED-OO	Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.			The Office of Economic Development provides a variety of informational tools to assist small businesses.
184	In Progress	ED-PP	Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50.			Part of the TGPA-ZOU Project
185	In Progress	ED-QQ	Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions.			Part of the TGPA-ZOU Project
186	Completed	ED-RR	Work with developers of Conditions, Covenants, and Restrictions (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities.			
187	Completed	ED-SS	Review existing County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs.			

Appendix A - 2014 General Plan Implementation Measures Progress Report Matrix

No.	Status	Implementation Measure	Measure Text*	EIR Mitigation Impact Number(s)	Associated Mitigation Requirement(s)* (If any)	Notes
188	Completed	ED-TT	When a project directly or indirectly affects existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly			
189	Completed	ED-UU	As part of its annual review of its Capital Improvement Programs, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency			
190	Completed	ED-VV	As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County.			

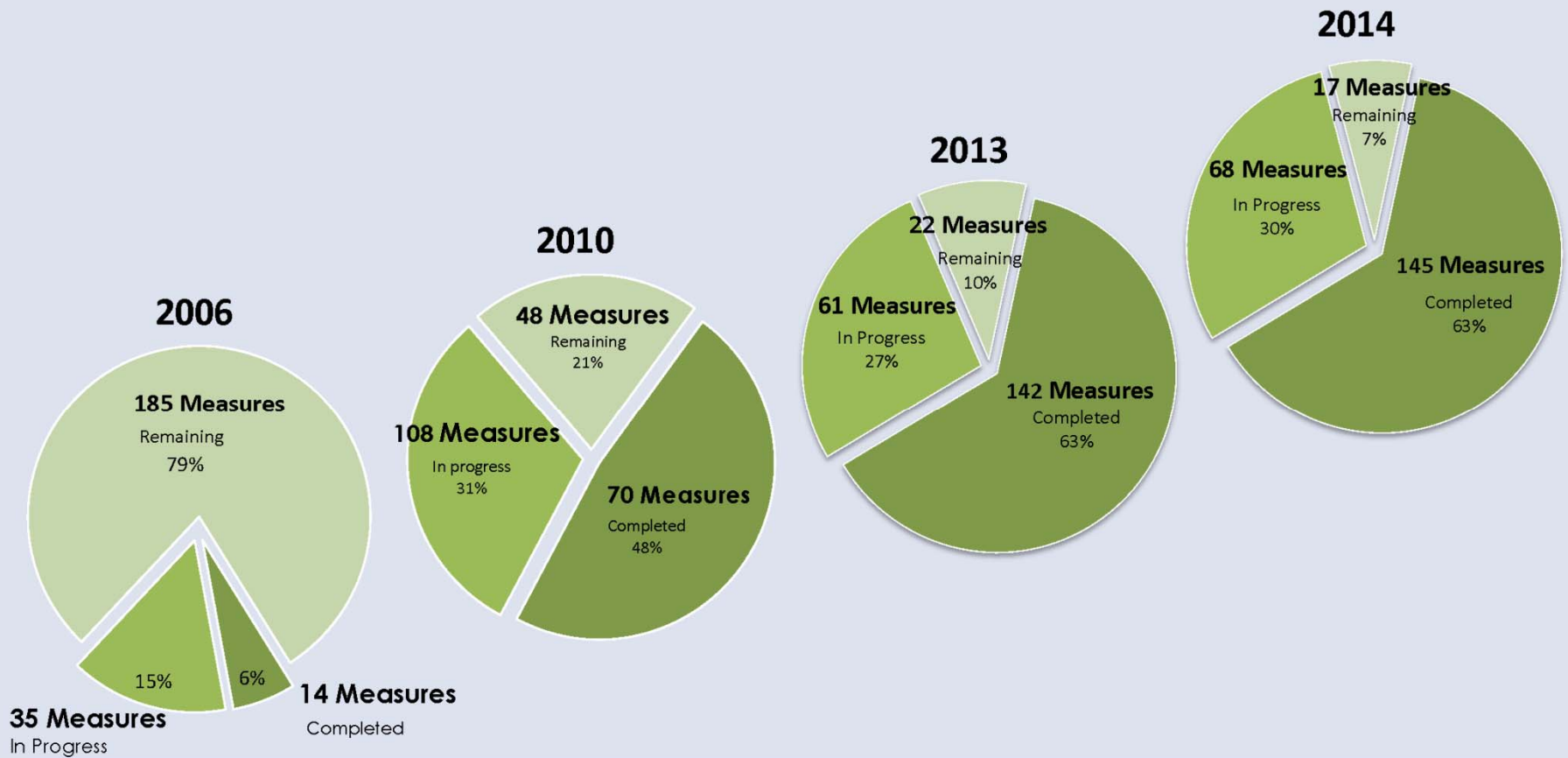
Appendix A1

Status of General Plan Implementation Measures (By Element)



Appendix A2

PROGRESS TOWARD GENERAL PLAN IMPLEMENTATION



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of El Dorado
Reporting Period 01/01/2014 - 12/31/2014

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Courtside Manor Apts	5+	R		12			12		Fee Offset	12	Fee Waivers - Deed Restriction
319-130-13-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
054-422-12-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
095-140-14-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
102-120-10-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
323-210-03-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
089-050-01-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
329-100-12-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
051-030-51-100	SU	R	1				1		Fee Offset	1	Fee Waivers - Deed Restriction
105-160-34-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
Second Dwelling Units	SU	R		13			13		Other	13	Deed Restricted//NOR
CHF Homebuyer Assistance Programs	SF	O		4			4		Other	4	Income Restricted Program
CHF Mortgage Credit Certificate Program	SF	O		4			4		Other	4	Income Restricted Program
Hardship Mobile Homes	MH	O		14			14		Other	14	Deed Restricted//NOR
(9) Total of Moderate and Above Moderate from Table A3			▶ ▶	13	343						
(10) Total by income Table A/A3			▶ ▶	1	55	13	343	56			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction County of El Dorado
Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				N/A	20 year affordability
(2) Preservation of Units At-Risk				N/A	55 year affordability - Multifamily
(3) Acquisition of Units				N/A	40 year affordability
(5) Total Units by Income	0	0	0		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 4 Units	3. Units 5+	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	13	13	County does not meet Urban definition
No. of Units Permitted for Above Moderate	343	0	0	0	0	343	

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,086	1								1	1,085
	Non-deed restricted											
Low	Deed Restricted	762	55								55	707
	Non-deed restricted											
Moderate	Deed Restricted	823										810
	Non-deed restricted		13								13	
Above Moderate		1,757	343								343	1,414
Total RHNA by COG. Enter allocation number:		4,428	412								412	4,016
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program		Objective	Timeframe in H.E.	Status of Program Implementation
1	HO-2013- 1	Review land use patterns to identify areas for future housing objectives.	Ongoing	Completed and ongoing.
2	HO-2013- 2	Consider to amend multi-family density and provide for a variety of housing types.	Two Years	In progress as part of the Comprehensive Zoning Ordinance Update.
3	HO-2013- 3	Review and identify adequate sites for future affordable housing without need to fund major infrastructure.	One Year	In progress as part of the Comprehensive Zoning Ordinance Update.
4	HO-2013- 4	Revised facility plans; extension of services to underserved areas of the County.	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Launching Major Five-Year CIP update in 2015.
5	HO-2013- 5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan.	Annually	Completed and ongoing. Launching Major Five-Year Capital Improvement Program (CIP)CIP update in 2015.
6	HO-2013- 6	Develop incentive based policy for affordable housing development.	Two Years	Completed and ongoing.
7	HO-2013- 7	Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing.	Two Years	Included as part of Oak Woodland Management Policy Update Project in progress.
8	HO-2013- 8	Track and record second dwelling units and hardship mobile homes.	One Year	Completed and ongoing.
9	HO-2013- 9	Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system.	One Year	In progress.
10	HO-2013- 10	Provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing.	One Year	In Progress. County has undertaken a Comprehensive Zoning Ordinance Update

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11	HO-2013- 11	Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan to facilitate the construction of more affordable and workforce housing in Tahoe Region (225 units).	Ongoing	MOU adopted and County is working to work cooperatively with TRPA and the Meyers Community Advisory Counsel (MCAC), formerly known as the Meyers Roundtable.
12	HO-2013- 12	Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households.	Two Years	The County administers a dedicated Predevelopment revolving loan fund for affordable housing projects with Board approval. No additional funding mechanism has been identified at this time.
13	HO-2013- 13	Identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review (300 units).	One Year	In progress. The County has developed a "Fast-Tracking" process for projects that include Affordable Housing units.
14	HO-2013- 14	Assist developers with incentives addressing barriers to infill development. (150 units)	Two Years	In progress incorporating outcomes of the Targeted General Plan Amendments and the Comprehensive Zoning Ordinance Update.
15	HO-2013- 15	Support a legislative platform for affordable housing, especially in the Tahoe Basin. (225 units).	Ongoing	MOU adopted and County is working to work cooperatively with TRPA and the Meyers Community Advisory Counsel (MCAC), formerly known as the Meyers Roundtable.
16	HO-2013- 16	Establish interdepartmental working group to ensure cooperation between departments, CAO and Board of Supervisors in the implementation of Housing Element .	Ongoing	Completed and ongoing.
17	HO-2013- 17	Track the approval and status of employee housing, including farm worker housing.	Three Years	Program to track workforce housing in place. Developing method to study agricultural worker housing needs.
18	HO-2013- 18	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of affordable housing.	One Year	In progress as part of the Comprehensive Zoning Ordinance Update.
19	HO-2013- 19	Continue to apply for funding in support of a first-time homebuyers program (24 units).	Ongoing	Awarded CDBG Housing Grant 13-CDBG-8935.
20	HO-2013- 20	Apply for funds in support of housing rehabilitation and weatherization programs for low income households (735 units).	Ongoing	Completed and ongoing. Weatherization Programs provided 148 low income households with energy efficiency improvements in 2014.

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21	HO-2013- 21	Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing.	Ongoing	Awarded Housing Related Parks Grant funding in support of community recreation improvements in the town of El Dorado.
22	HO-2013- 22	Continue to administer Housing Choice Voucher Program (HCV) program (formerly Section 8).	Ongoing	Complete and ongoing. The El Dorado County Public Housing Authority is a HUD-recognized high performing agency.
23	HO-2013- 23	Adopt measures to encourage retention of mobile home and manufactured home housing, aid in relocation and provide compensation to owners and residents.	Two Years	Draft policy complete and under review.
24	HO-2013- 24	Work with Code Enforcement and property owners to preserve the existing housing stock.	Ongoing	Completed and ongoing.
25	HO-2013- 25	Track dwelling units subsidized by government funding or affordable housing developed through local regulations or incentives by income category as identified in the regional housing allocation.	Annually	Completed and ongoing.
26	HO-2013- 26	Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.	Three Years	Included in Comprehensive Zoning Ordinance Update.
27	HO-2013- 27	Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities.	Two Years	As stated in HO-2013-26, the County will Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.
28	HO-2013- 28	Continue working with community and local organizations to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness.	Ongoing	County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of others countywide to address a coordinated response for those without stable housing.

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29	HO-2013- 29	As part of the Zoning Ordinance update, clearly define zone districts within which emergency shelters or transitional housing may be established by right.	One Year	County currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zones.
30	HO-2013- 30	Improve energy and water use efficiency in existing homes and new construction that support the Environmental Vision for El Dorado County, Resolution 29-2008 for positive environmental change.	One Year	Energy & Home Weatherization Program ongoing. Weatherization Programs provided 148 low income households with energy efficiency improvements.
31	HO-2013- 31	Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency.	One Year	Phase I approved. Phase II in progress.
32	HO-2013- 32	As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage agricultural employee housing.	One Year	Completed and additional measures in progress as part of the Comprehensive Zoning Ordinance Update.
33	HO-2013- 33	Continue to make rehabilitation loans to qualifying very low and low income households.	Ongoing	In progress. County awarded 13-CDBG-8935 and supplemental for Housing Rehabilitation Loan activity.
34	HO-2013- 34	Economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees provide necessary public facilities and services to the project.	One Year	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress. Analysis of individual projects is ongoing as needed.
35	HO-2013- 35	Analyze anticipated lower trip generation and traffic benefits of a variety of housing types to determine if a reduction of TIM fees can be accomplished.	Annually	In progress. County has completed the new Traffic Demand Model project and the 5-Year major TIM Fee update process has been initiated.
36	HO-2013- 36	Explore options to expand the TIM Fee Offset for Developments with Affordable Housing policy to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing.	Two Years	In progress and part of the annual update of Capital Improvement Program (CIP). Launching Major Five-Year CIP update in 2015.

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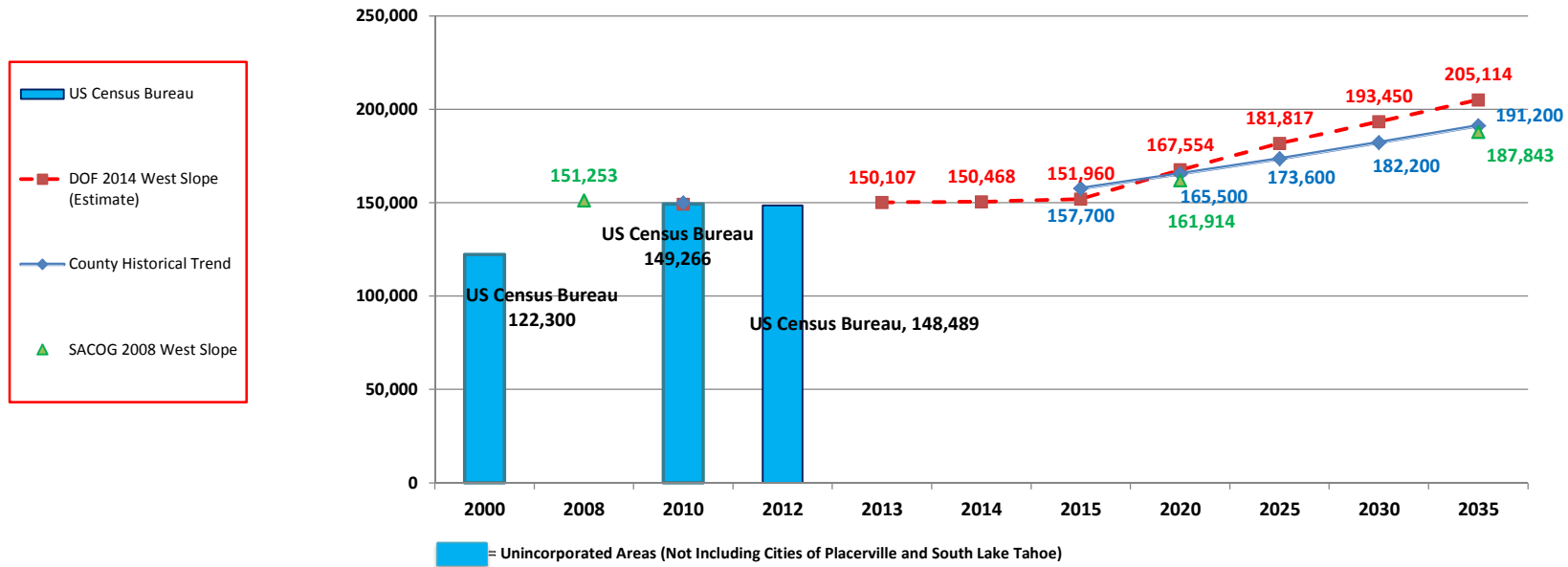
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37	HO-2013- 37	Explore options that will encourage and assist in the retention and rehabilitation of rental housing stock to conserve the rental stock.	Two Years	In progress. Code Enforcement activity is ongoing.
38	HO-2013- 38	Fair Housing - Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Continue to distribute fair housing information as a part of its housing programs.	Two Years	Completed and ongoing.
39	HO-2013- 39	Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects.	Ongoing	Ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County to assist organizations in preserving subsidized housing units.
40	HO-2013- 40	As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583.	One Year	In progress as part of the Comprehensive Zoning Ordinance Update.

General Comments:

Appendix C - Growth Indicators

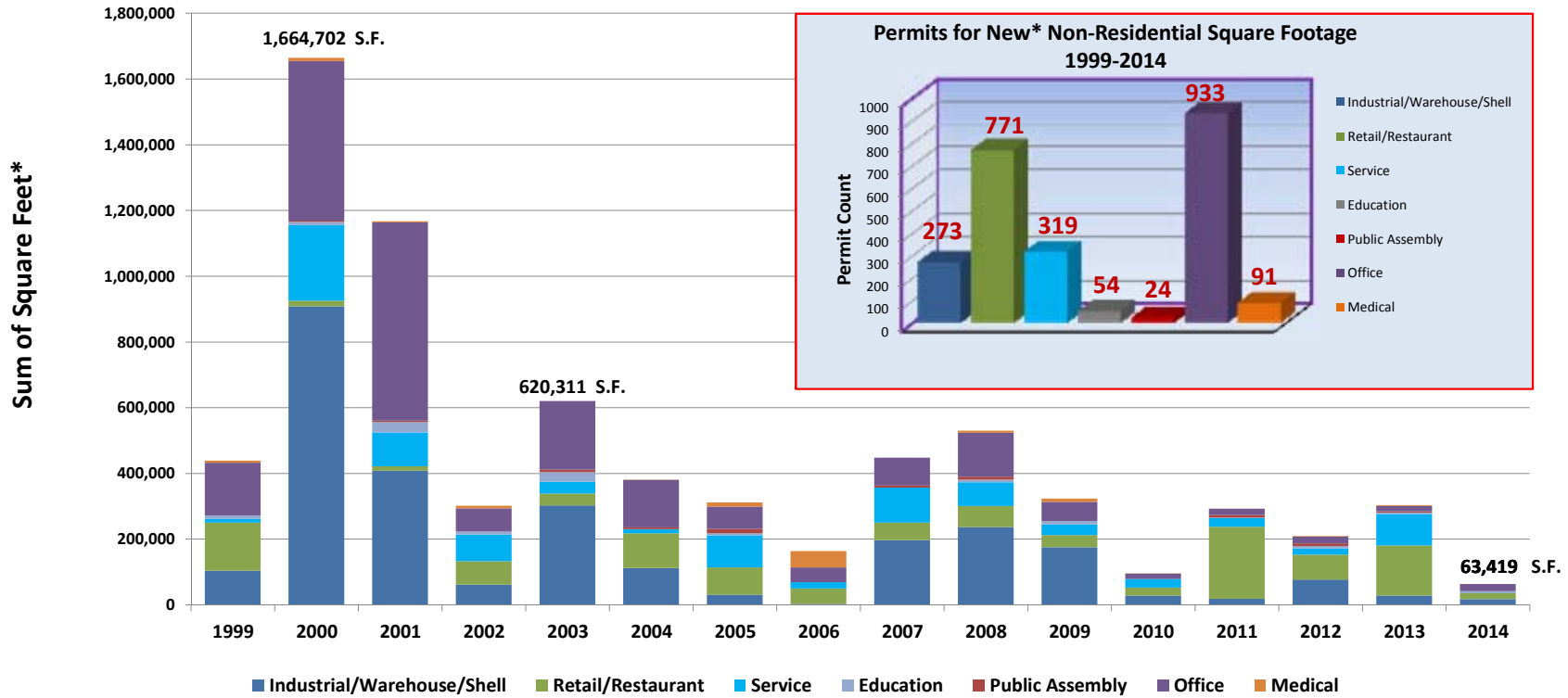
El Dorado County Population Data and Forecasts Through 2035
(Excluding Tahoe Basin and City of Placerville)



Sources:
 1. CA Department of Finance (DOF) 2013. Population data From the cities of South Lake Tahoe and Placerville was manually deducted.
 2. SACOG 2008 Regional Forecast
 3. US Census Bureau- Decennial Census 2000, 2010 and 2012 ACS 5-Year Estimates

Appendix C - Growth Indicators

Commercial Square Footage and Permit Counts By Type 1999-2014

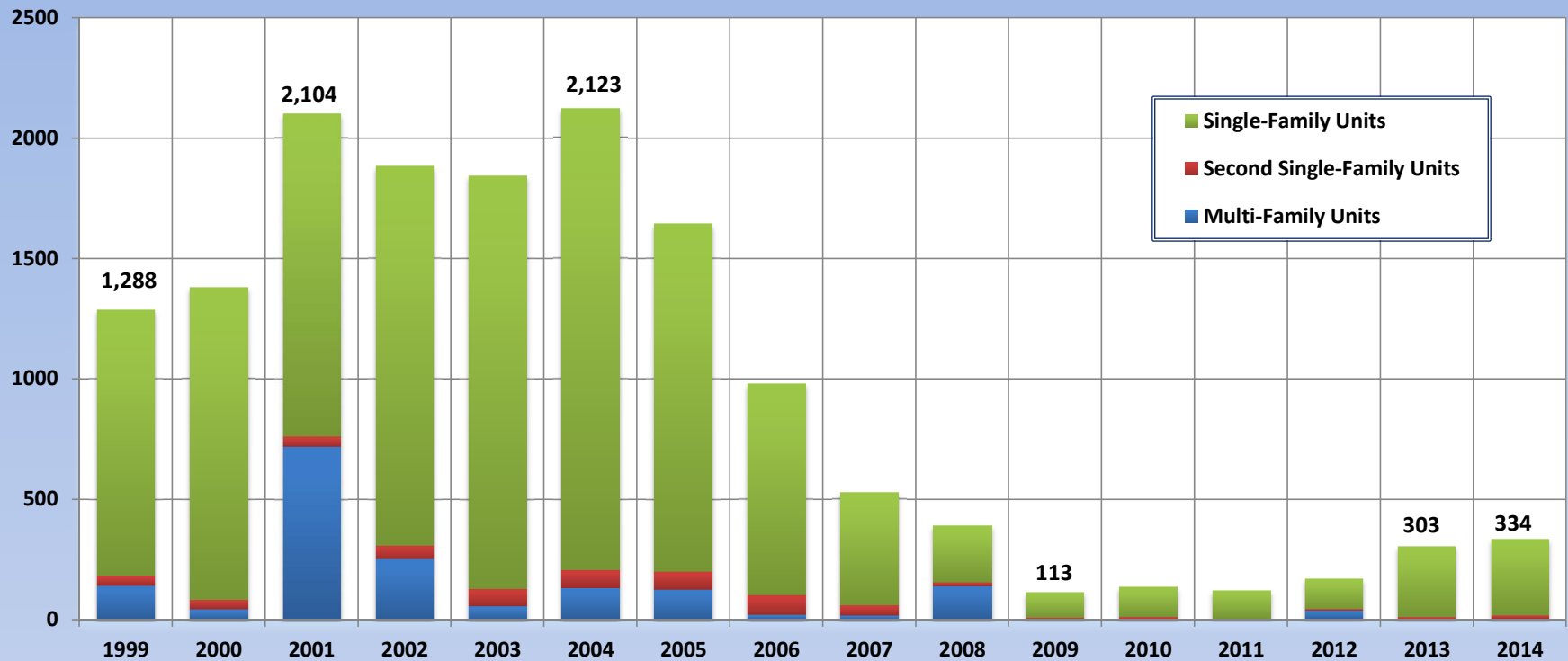


*Finalized Permits Only. Note: This information is based on current records from the Development Services Division and is subject to change.

Source: El Dorado County Development Services, 2014

Appendix C - Growth Indicators

El Dorado County New Housing Starts 1999-2014



Source: El Dorado County Development Services Division, 2014

Appendix C – Growth Indicators

West Slope Housing Supply (1999, 2014 & 2035) With 20-Year Demand Forecast (2015-2035)

