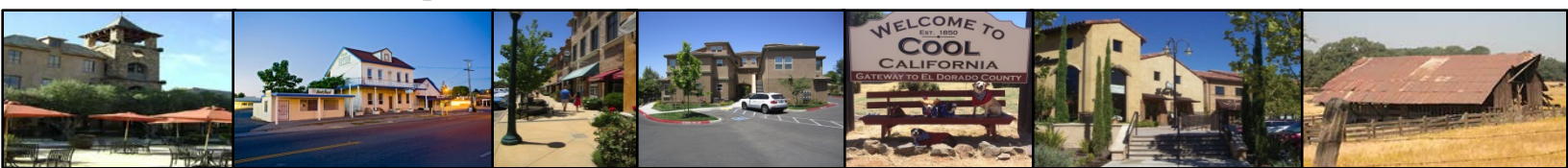


# 2016 GENERAL PLAN ANNUAL PROGRESS REPORT

## El Dorado County



El Dorado County Community Development Agency

### Long Range Planning

Board of Supervisors, March 28, 2017



## TABLE OF CONTENTS

1. PURPOSE OF THIS REPORT .....	3
2. EXECUTIVE SUMMARY .....	4
3. GENERAL PLAN OVERVIEW .....	8
Background and History .....	8
State General Plan Annual Progress Report Guidelines .....	8
4. GENERAL PLAN ELEMENTS .....	15
Land Use Element .....	15
Transportation and Circulation Element .....	20
Housing Element .....	22
Public Services and Utilities Element .....	23
Public Health, Safety and Noise Element .....	23
Conservation and Open Space Element .....	24
Agriculture and Forestry Element .....	26
Parks and Recreation Element .....	28
Economic Development Element .....	30
5. GENERAL PLAN IMPLEMENTATION PLAN .....	32
6. PLANNING AND DEVELOPMENT ACTIVITIES .....	34
General Plan Amendments .....	34
Zoning Ordinance Amendments .....	36
Discretionary Development Applications .....	38
7. OTHER RELATED ACTIVITIES .....	39



## LIST OF FIGURES

Figure 1: 2016 General Plan Implementation Summary.....	10
Figure 2: 2016 Status of General Plan Implementation Measures (By Element) .....	10

## LIST OF TABLES

Table 1: Land Use Element – Incomplete Implementation Measures .....	19
Table 2: Transportation and Circulation Element – Incomplete Implementation Measures .	21
Table 3: Public Services and Utilities Element – Incomplete Implementation Measures .....	23
Table 4: Public Health, Safety and Noise Element – Incomplete Implementation Measures .....	24
Table 5: Conservation and Open Space Element – Incomplete Implementation Measures .....	25
Table 6: Agriculture and Forestry Element – Incomplete Implementation Measures .....	27
Table 7: Parks and Recreation Element – Incomplete Implementation Measures.....	29
Table 8: Economic Development Element – Incomplete Implementation Measures .....	31
Table 9: Summary of Discretionary Development Applications Filed in 2016 .....	38

## APPENDICES

- A. Growth Monitoring Charts (Population, Jobs, Housing, Land Development)
- B. 2016 Housing Element Implementation Annual Progress Report



## 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." To further this goal, Government Code requires annual reporting of the status and progress of General Plan implementation (Section 65400(a)(2)) as well as the County's progress in meeting its share of regional housing needs (Section 65584).

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 October 2016. The next five-year review is anticipated to be completed by October 2021.

Further, this report also addresses compliance with County-specific monitoring requirements, such as General Plan Policy 2.9.1.5 (periodic review of Policies and Implementation Measures that may reduce environmental damage). Information from this report may be used for identification of necessary adjustments, if any, that should be made to further implement the General Plan. This report also helps identify emerging trends in housing, employment, land development, and population growth to ensure that the General Plan continues to adequately address and meet the needs of El Dorado County residents, businesses and visitors for the foreseeable future.



## 2. EXECUTIVE SUMMARY

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

As of 2016, the General Plan currently has a total of 232 implementation measures, one less measure than calendar year 2015. Implementation Measure TC-V[1]) was removed as a result of completion of the Major Five-Year Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Update Project. Implementation of these measures is the collective responsibility of over 15 County departments, agencies and/or divisions. Overall, the County has made significant progress toward implementation of the General Plan since its adoption in 2004.

Of the 232 total measures, 173 (75 percent) have been implemented, 48 (21 percent) are in progress, and 11 (5 percent) remain to be initiated and implemented. Additional details regarding General Plan implementation can be found under the discussion following each element. Responsibility assignments and time frames for each implementation measure are advisory only. Modifications to responsibility assignments and/or timeframes do not require amendment of the General Plan (General Plan Introduction, p. 7).

This report focuses on achievements and challenges during calendar year 2016, and the measures that are in progress and still remain to be implemented. The 2016 General Plan Annual Progress Report (APR) was a collaborative effort and staff acknowledges key contributions from multiple County agencies, divisions and/or departments, including but not limited to the Agriculture Department; Community Development Agency Divisions: Development Services, Environmental Management, Long Range Planning, and Transportation; Chief Administrative Office; Economic Development; Facilities; Parks and Trails; Surveyor's Office; and Health and Human Services Agency (multiple divisions).



## Major Planning Activities in 2016

Major planning activities related to General Plan implementation either completed or ongoing during the 2016 calendar year are summarized below. General Plan implementation tasks are also discussed in detail under appropriate section(s) for each General Plan Element.



### **Major Five-Year CIP and TIM Fee Program Update Project**

In December 2016, the County completed major five-year updates to the Capital Improvement Program (CIP) and the Traffic Impact Mitigation (TIM) Fee Program.

#### **Capital Improvement Program (CIP) Major Five-Year Update**

The Capital Improvement Program (CIP) identifies and prioritizes transportation investments required to meet the County's existing and future transportation needs for the next 20 years. The CIP provides key information for each project including general scope, delivery schedule, costs and revenues. The CIP also provides a means for the Board of Supervisors to determine capital improvement project and funding priorities over a twenty year horizon.

To ensure that potential development in the County does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B, requiring major updates to the CIP at least every five years, in coordination with the five-year major review of the General Plan. The 2016 five-year CIP update ensures that transportation investments are appropriate and reasonable based on current market conditions and costs of construction/investment.

#### **Traffic Impact Mitigation (TIM) Fee Program Major Five-Year Update**

The Traffic Impact Mitigation (TIM) Fee Program is a funding source for the County to use to offset the costs of impacts to the county's transportation system created by new development. Fees collected by the TIM Fee Program are used to fund transportation improvements needed to accommodate growth anticipated by the County's General Plan. State law and General Plan policies require major updates to the TIM Fee Program approximately every five years to ensure the fees are appropriate and reasonable based on current market conditions and construction costs. Improvements funded by the TIM Fee Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, and transit facilities.



### Completed CIP/TIM Fee Program Update Project Documents

On December 6, 2016 the Board certified the Major Five-Year CIP/TIM Fee Program Update project's Final Environmental Impact Report (Final EIR), and adopted the 2016 CIP Book, TIM Fee Program Nexus Study, and the Mitigation Monitoring and Reporting Program (MMRP). In addition, on December 13, 2016, the Board also approved implementing Ordinances No. 5044 (establishing regulations for Frontage Improvements on County Roadways) and No. 5045 (providing for a General Plan TIM Fee Program). These documents and additional project information are available on the project website: <http://www.edcwesternslopeupdate.com/>.



### General Plan Biological Resources Policy Update

The County is nearing completion of updating the biological resources policies and related implementation measures in the 2004 General Plan, and the adoption of the Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance. The project requires completion of an Environmental Impact Report (EIR). The Draft EIR was released in June 2016. The final EIR is anticipated to be released in February 2017 with Planning Commission and Board adoption hearings in Spring 2017. Additional information is available on the project webpage: <http://www.edcgov.us/Government/LongRangePlanning/Environmental/BioPolicyUpdate.aspx>



### Cultural Resources Ordinance

In 2016, the County initiated the development of a Cultural Resources Ordinance. General Plan Policy 7.5.1.1 requires the County to *"establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric and paleontological resources) by discretionary projects."*

In August 2016, the Board of Supervisors held a workshop to discuss implementation of this General Plan policy and related General Plan policies and implementation measures. Staff presented the Board with background information and framework for development of a Cultural Resources Ordinance. The Board directed staff to prepare a Cultural Resources Ordinance, update the 1999 Cultural Resources Guidelines, and explore options which may include amendments to General Plan Policy 7.5.1.5 (formation of a Cultural Resources Preservation Commission) which was disbanded by the Board in 2003.



In November 2016, staff presented the Planning Commission with the same presentation given to the Board in August 2016. Staff also provided the Commission with background on the County's Cultural Resources Preservation Commission which was disbanded by the Board in 2003, and information on the State Office of Historic Preservation's Certified Local Government (CLG) program. The Planning Commission discussed their thoughts on whether the County should become a CLG, and whether a Cultural Resources Preservation Commission should be reestablished. The staff memos and presentations for both the Board workshop and the Planning Commission meeting are posted on the County's online agenda ([Legistar File No. 16-0660](#)).



### **Scenic Corridor Ordinance**

General Plan Policy 2.6.1.1 requires that a *"Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways."*

In September 2008, the Planning Commission released a Public Review Draft Scenic Corridor Ordinance. In October 2010, the Board directed that further work on the Scenic Corridor Ordinance be deferred until after completion of the Zoning Ordinance Update (ZOU). The ZOU was completed in 2015 with the Board's adoption of the ZOU on December 15, 2015.

On August 16, 2016, the Board of Supervisors held a workshop to discuss this General Plan policy and related General Plan policies, goals, objectives and implementation measures. Staff provided the Board with a memo and presentation that provided background information and framework for development of a Scenic Corridor Ordinance. The Board directed staff to prepare a Scenic Corridor Ordinance building upon the 2008 draft ordinance, and to develop implementation standards and guidelines. The Board also provided preferred criteria for Designated Scenic Corridors.

On November 10, 2016, staff presented the Planning Commission with the same presentation given to the Board on August 16, 2016. Following the presentation, the Planning Commission discussed their thoughts on which ridgelines should be considered for potential impacts on visual resources, content to include in implementation standards and guidelines, and how to apply the Ordinance to ministerial development.

The staff memos and presentations for both the Board workshop on August 16, 2016 and the Planning Commission meeting on November 10, 2016 are posted on the County's online agenda to Legistar File No. [16-0760](#).





### **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 suspended in 1999 by a court order (“Writ of Mandate”) from the Sacramento Superior Court (*El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors*) on grounds that the 1996 General Plan Environmental Impact Report (EIR) did not adequately analyze potential environmental impacts as required by the California Environmental Quality Act (CEQA). On September 1, 2005, the County requested that the Court re-review the case after the completion of a new EIR associated with the new 2004 General Plan. The Court ruled that the County had satisfied every term of the writ and the case 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.

#### **Recent General Plan Updates**

On October 29, 2013, the County updated the Housing Element for the period from 2013-2021. This update included five additional General Plan implementation measures added in response to changes in state legislation regarding housing.

On December 15, 2015, the Board adopted a Targeted General Plan Amendment to revise various policies related to developing moderately-priced housing, supporting job creation, improving sales tax revenues, and promoting/protecting agriculture and natural resources. The TGPA-ZOU Project also included General Plan amendments to address changes in state law.

On December 6, 2016, the County amended the Transportation and Circulation Element (Element) in association with the Major Five-Year CIP and TIM Fee Program Update Project. Amendments included clean-up items, clarifications and corrections to the Element and Figure TC-1 (Circulation Map) to ensure the updated CIP and TIM Fee Programs are consistent with the General Plan.



## State General Plan Annual Progress Report Guidelines

This General Plan Annual Progress Report (APR) includes the following content below as recommended in the Governor's Office of Planning and Research (OPR) General Plan Annual Progress Report Guidance.

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

This report was presented to the County Board of Supervisors on March 28, 2017. The item presented to the Board is available on the County's online Agenda calendar at:

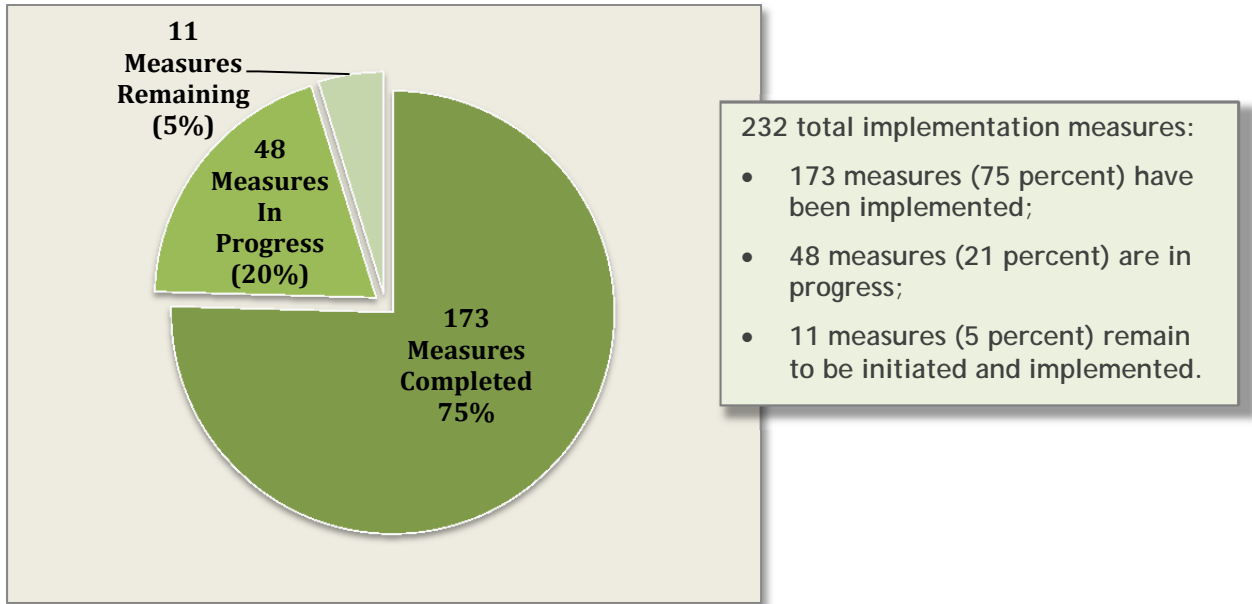
<https://eldorado.legistar.com/Calendar.aspx>

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

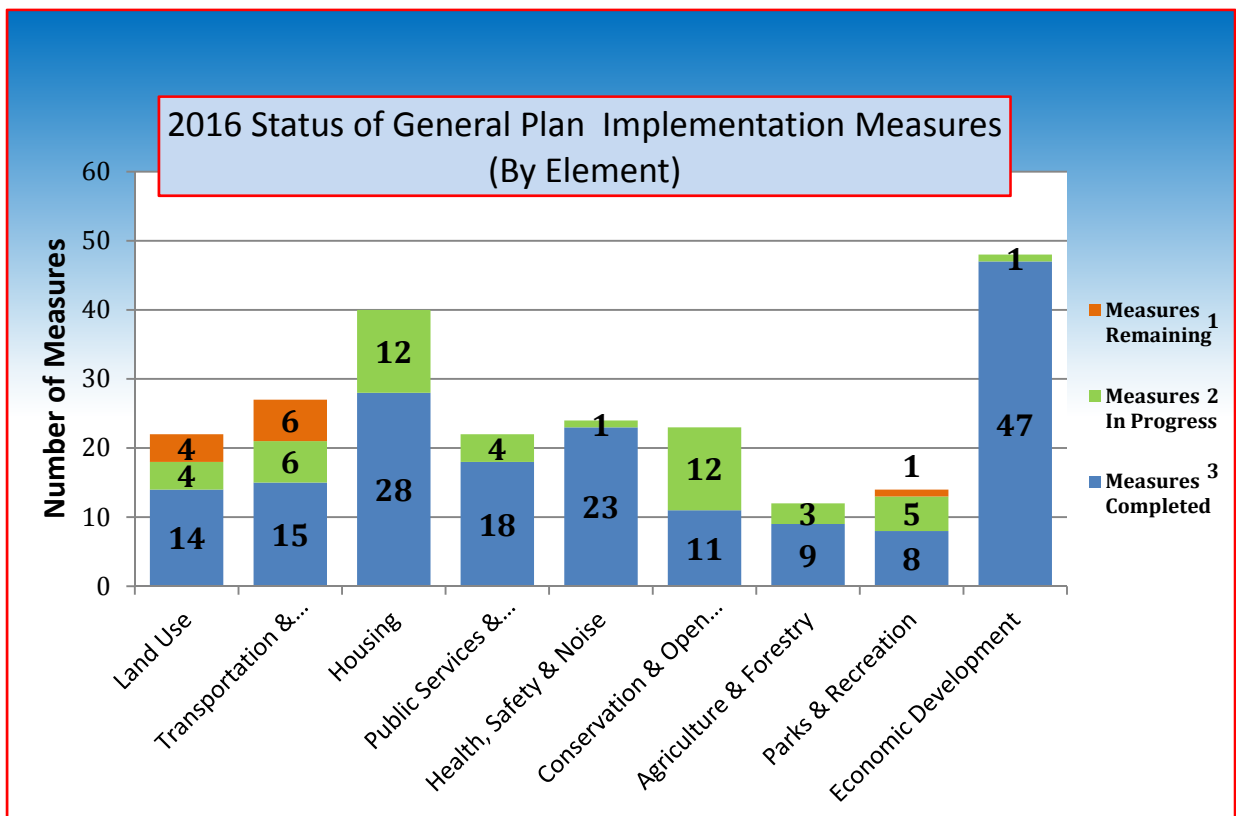
The Board approved an Implementation Plan as part of the 2004 General Plan. Since adoption of the General Plan, the Board has approved some amendments to the Implementation Plan. The most recent amendment in December 2016 removed Implementation Measure TC-V[1] resulting from completion of the Major Five-Year CIP and TIM Fee Update Project. The Implementation Plan, as amended in 2016, contains 232 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 173 measures have been completed<sup>3</sup>, 48 measures are in progress<sup>2</sup>, and 11 measures remain to be implemented.<sup>1</sup> A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this report. The 2016 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.



**Figure 1: 2016 General Plan Implementation Summary**



**Figure 2: 2016 Status of General Plan Implementation Measures by Element**





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Figure 2 Notes:

- <sup>1</sup> Measures shown as **“remaining”** means that no action(s) have been initiated for those identified measures as of the end of calendar year 2016.
  - <sup>2</sup> Measures shown as **“in progress”** means that initial action(s) required by specific implementation measures have been initiated, but not completed, by the end of calendar year 2016.
  - <sup>3</sup> Measures shown as **“completed”** means that initial action(s) required as part of the adopted General Plan Implementation Plan have been completed for those item(s) as of the end of calendar year 2016. Note: Most General Plan implementation measures require ongoing action and/or monitoring at regular intervals; follow-up action(s) were considered **“complete”** for purposes of this report.
- 

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

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

The 2013-2021 Housing Element adopted on October 29, 2013 includes 40 Implementation Measures. Five additional Housing Element Implementation Measures were added for the 2013-2021 Housing Element in response to recent changes in state legislation. The implementation status of each of these measures is provided in Table C of the 2016 Housing Element Annual Progress Report. The 2016 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. However, on December 6, 2016, the County amended the Transportation and Circulation Element (Element) in association with the Major Five-Year CIP and TIM Fee Program Update Project. Specific amendments included clean-up items, clarifications and corrections to the Element and Figure TC-1 (Circulation Map) to ensure the updated CIP and TIM Fee Programs remained consistent with the General Plan.

**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 October 25, 2016, staff presented the Board of Supervisors with the General Plan 2011-2015 Five-Year Review (5-Year Review) which included the 2015 General Plan Annual Progress Report as Exhibit B (see [Legistar File No. 16-0477](#)). The Board found that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still valid for the monitoring period, with the exception of potential impacts of Measure E (voter-approved initiative regarding traffic mitigation for new development) on the Housing Element yet to be determined, and that major adjustments were not needed at this time. Based on information presented in the 2011- 2015 Five-Year Review, the Board directed staff to work with the County Chief Administrative Office to prepare a prioritized list for the Long Range Planning 2016-2021 Work Program (5-Year Review Staff Report, May 17, 2016, pp. 49-63), and to return to the Board in February 2017 with recommended priorities for the 2016-2021 Work Program. The Board further directed staff to integrate this work program with the County's Strategic Plan, with annual updates on the status of this work program to be submitted to the Board as part of future annual progress reports on General Plan implementation. For additional information about the 2011-2015 General Plan Five-Year Review or previous General Plan Implementation Progress/Status Reports, refer to the links below:



2011-2015 General Plan Five-Year Review:

<http://www.edcgov.us/Government/LongRangePlanning/LandUse/GP5YReview/GP5YReview.aspx>

General Plan Implementation Progress/Status Reports:

[http://www.edcgov.us/Government/Planning/Adopted\\_General\\_Plan\\_Implementation.aspx](http://www.edcgov.us/Government/Planning/Adopted_General_Plan_Implementation.aspx).

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

In 2012, the Board directed staff to prepare a Resolution of Intention to amend six biological resources policies and 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. This effort is ongoing as part of the General Plan Biological Resources Policy Update Project, anticipated for completion in 2017.

In 2016, the County amended the Transportation and Circulation Element (Element) in association with the Major Five-Year CIP and TIM Fee Program Update Project. Amendments included clean-up items, clarifications and corrections to the Element and Figure TC-1 (Circulation Map) to ensure the updated CIP and TIM Fee Programs are consistent with the General Plan.

More detailed information about these projects is discussed in the Executive Summary in this report. For additional information about these projects, refer to the links below:

Major Five-Year CIP and TIM Fee Program Update Project:

<http://www.edcwesternslopeupdate.com/>

General Plan Biological Resources Policy Update:

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

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

A list of incomplete Implementation Measures, including those measures either in progress or remaining to be addressed as of calendar year 2016, is included in the discussion of each Element. Also included under each Element is a list of any incomplete



Mitigation Measures from the adopted 2004 General Plan EIR Mitigation Monitoring Program. Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2016 are included in Section 6 (Planning and Development Activities) of this report.

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

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

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



## 4. GENERAL PLAN ELEMENTS

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

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### ***Land Use Element***

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The Land Use Element sets forth specific goals, objectives, policies and maps to guide the intensity, location and distribution of land uses. This element highlights planning strategies to produce a land development pattern supporting several key principles to: 1) make the most efficient and feasible use of existing infrastructure and public services; 2) provide for new and existing development that promotes a sense of community; 3) define those characteristics which make the County "rural" and provide strategies for preserving these characteristics; 4) provide opportunities for positive economic growth in such areas including employment, tourism, increased retail sales and high-technology industries; and 5) provide guidelines for new development that maintains and enhances the quality of the County.

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

The Land Use Map contains three primary regions for various types of land uses: 1) Community Regions, bounded by a limit line demarcating where urban/suburban uses will be developed; 2) Rural Centers, also bounded by a similar limit line, to identify existing defined places that provide goods and services to surrounding rural areas; and 3) Rural Regions, which are lands not contained within the boundaries of Community Regions or Rural Centers. Rural Regions provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and infrastructure, and preserves outlying agricultural and forest/timber resources for future generations.

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

The results of this annual monitoring are analyzed to determine if housing and commercial inventory is adequate to meet General Plan goals and objectives. General Plan parcel





monitoring includes tracking the number of residential parcels approved since 1999. Based on the results of regular monitoring since 1999, nearly all home construction in El Dorado County is derived from one of the following:

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

Regular monitoring has found the following:

- As of calendar year 2016, no new Specific Plans (SP) had been approved prior to 1999;
- Less than 1,000 new tentative residential lots (“commitments”) have been approved countywide outside of SP areas since adoption of the General Plan. Out of the 1,000 lots, approximately 320 new residential parcels were created or entitled between January 1999 through December 2016, including eight residential parcels created by Tentative Parcel Map in calendar year 2016.
- Recent monitoring of discretionary development between calendar years 2015 and 2016 noted changes in the number of requests for new residential lots.
  - Applications for Tentative Subdivision Maps increased. In calendar year 2016, three Tentative Maps (approx. 180 lots) were submitted compared to only one Tentative Subdivision Map (11 lots) submitted in 2015.
  - Applications for Tentative Parcel Maps also increased. In calendar year 2016, 10 Tentative Parcel Maps (approximately 36 lots) were submitted compared to seven Tentative Parcel Maps (12 lots) submitted in 2015.
- During the monitoring period from 2000-2016, a growth trend continued in various sectors of commercial, non-residential development including the following:
  - Approximately 820<sup>1</sup> total building permits were finalized (completed) with new square footage;
  - Approximately 5,840,000<sup>1</sup> total new square footage (employment capacity);



- During calendar year 2016:
  - 19 building permits were finalized (completed) with new square footage;
  - Approx. 69,000 new square footage of employment capacity was created (approx. 20,000 more square footage than reported for 2015).

Based on El Dorado County economic growth since calendar year 2000, an estimated total of 13,400 new job equivalents, based on developed square footage, were created

within the following economic sectors <sup>2</sup>:

- |                      |            |
|----------------------|------------|
| ○ Commercial         | 7,200 jobs |
| ○ Industrial and R&D | 4,800 jobs |
| ○ Public Facilities  | 1,400 jobs |

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Notes:

<sup>1</sup> Total non-residential building permits and associated square footage data was adjusted in the 2015 General Plan APR to remove building permit data for calendar year 1999 in order to correspond to the 2000-2016 review period and to exclude more than 1,300 building permits deemed highly unlikely to generate permanent employment capacity and therefore are no longer included in annual non-residential permit totals (e.g. canopies, cell tower permits, decks, foundations, temporary commercial buildings, airplane hangars, misc. agricultural permits, etc.). Sources: *El Dorado County Development Services Division and El Dorado County Surveyor's Office (2016)*.

<sup>2</sup> Square footage/job equivalents are based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan. Sources: *EPS (2002), El Dorado County Development Services Division and El Dorado County Surveyor's Office (2016)*.

Note: All numbers are rounded.

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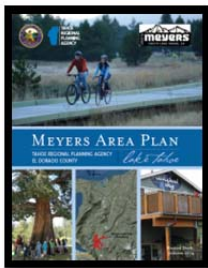
As directed by General Plan Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4, during the five-year review, if the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of the General Plan, the County may make appropriate adjustments to the Plan's development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

1. Increasing or decreasing the capacity of one or more housing types (e.g. more multi-family vs. single-family; replacement of apartment lands with single-family small lot developments, etc.);
2. Changing the distribution of projected growth, including the adjustment of Community Region and Rural Center boundaries; and
3. Prioritizing infrastructure expenditures such as road improvements to direct new growth into opportunity areas.



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

During 2016, 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.



### **Meyers Area Plan Update (2012-Present)**

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

### **Implementation of the Land Use Element**

In 2016, the General Plan Implementation Plan for the Land Use Element was substantially achieved with 14 implementation measures completed. Four implementation measures remain in progress and four implementation measures remain to be addressed as shown in Table 1 below. (Note: Implementation Measures LU-P and LU-Q were added in 2015 as part of the TGPA-ZOU Project.)



**Table 1: Land Use Element – Incomplete Implementation Measures**

Incomplete Implementation Measure	Measure Summary*	2016 Status
LU-E	Review and identify needed revisions to the County Design and Improvements Standards Manual	In Progress
LU-H (1)	Develop and implement a program that addresses preservation of community separation, as outlined in Policy 2.5.1.3 [2004 General Plan EIR Mitigation Measure 5.1-2]. Program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.	Remaining
LU-H (2)	See LU-H (1) above. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.	Remaining
LU-I	Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance; should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization.	In Progress
LU-J	Review State Route 49 for possible State Scenic Highway status; prepare documentation for identified segments	In Progress
LU-O	Coordinate with the Tahoe Regional Planning Agency (TRPA) and other agencies in the Tahoe Basin: 1) Prepare and adopt Community Plan for Tahoma/Meeks Bay area; 2) Identify additional affordable housing opportunities; 3) Modify County’s Zoning Ordinance to be consistent with TRPA Code of Ordinances and Plan Area Statements; 4) Implement actions recommended in TRPA’s periodic threshold evaluation reports.	In Progress
LU-P	Establish a program including appropriate criteria for designating Opportunity Areas; program shall include setting priorities for public infrastructure and funding support.	Remaining
LU-Q	Promote Infill Development; program shall link to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage development of affordable housing. (See General Plan page 52 for list of program components)	Remaining

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



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## ***Transportation and Circulation Element***

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

During 2016, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2016, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Major Five-Year Update of the Capital Improvement Program (CIP) and Transportation Impact Mitigation (TIM) Fee Program and several site-specific development project analyses. The Major Five-Year CIP and TIM Fee Program Update was completed in December 2016.

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

### **Implementation of the Transportation and Circulation Element**

In 2016, the General Plan Implementation Plan for the Transportation and Circulation Element continued to make significant progress, with 15 implementation measures completed. However, six implementation measures remain in progress and six implementation measures remain to be addressed as shown in Table 2 below. (Note: Implementation Measure TC-V(1) was removed in 2016 as part of the Major Five-Year CIP and TIM Fee Program Update Project.)



**Table 2: Transportation and Circulation Element – Incomplete Implementation Measures**

Incomplete Implementation Measure	Measure Summary*	2016 Status
TC-C	Revise and update the Design and Improvement Standards Manual (See General Plan page 79 for more details)	In Progress
TC-E	Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development.	In Progress
TC-G	Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.	Remaining
TC-J	Work with the El Dorado County Transportation Commission (EDCTC), Tahoe Transportation District, Tahoe Regional Planning Agency and other agencies to identify rights-of-way needs within designated transit corridors and to acquire needed rights-of-way.	Remaining
TC-Q	Work with El Dorado County Transportation Commission (EDCTC), Sacramento Area Council of Governments (SACOG), City of Folsom and Sacramento Regional Transit to support expansion of rail service in El Dorado County.	Remaining
TC-R	Participate with EDCTC, El Dorado County Transit Authority (EDCTA), SACOG, City of Folsom and Sacramento Regional Transit to support identification and designation of Transit Corridors.	Remaining
TC-U	Revise the County Design and Improvement Standards Manual to allow for narrower streets and roadways <i>[2004 General Plan EIR Mitigation Measure 5.3-2]; standards should recognize need to minimize visual impacts, preserve rural character, ensure neighborhood quality consistent with emergency access needs; on-street parking, and vehicular and pedestrian safety.</i>	In Progress
TC-V(2)	Implement a mechanism for all new discretionary and ministerial development that would access Latrobe Road or White Rock Road, designed to ensure 2025 p.m. peak hour volumes on El Dorado Hills Blvd., Latrobe Road, and White Rock Road do not exceed minimum acceptable LOS thresholds. (See General Plan page 84 for more details.)	In Progress
TC-V(3)	Identify right-of-way needed for potential establishment of a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.	In Progress
TC-W	Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized. <i>[2004 General Plan EIR Mitigation Measure 5.10-1(b)]</i>	Remaining



**Table 2: Transportation and Circulation Element – Incomplete Implementation Measures**

Incomplete Implementation Measure	Measure Summary*	2016 Status
TC-X	Develop and adopt a formal program to review signalized intersections that may benefit from synchronization. Include synchronization of intersections that could benefit in the Capital Improvement Program. [2004 General Plan EIR Mitigation Measure 5.11-4]	In Progress
TC-Y	Update the Land Development Manual (County Design and Improvements Standards Manual) to incorporate elements in support of all users, including but not limited to Complete Streets design where appropriate for new higher-density developments.	Remaining

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

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## ***Housing Element***

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The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program which sets forth 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 located within a region covered by a regional transportation planning agency, such as the Sacramento Area Council of Governments (SACOG). The County's Housing Element, updated in 2013 and certified by the California Department of Housing and Community Development (HCD) on November 13, 2013, is valid for the 2013-2021 planning period. The County's progress in meeting Housing Element goals is addressed in the County's 2016 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 2016, 28 implementation measures (75 %) were deemed complete and 12 measures were in progress (40 measures total).



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## ***Public Services and Utilities Element***

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The purpose of the Public Services and Utilities Element is to promote a pattern of development which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although the Public Services and Utilities Element is not required by State law, the subjects addressed in this Element are critical to the County's future growth and development. While implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, with 22 implementation measures deemed complete, three implementation measures are still in progress as shown in Table 3 below.

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

<b>Incomplete Implementation Measure</b>	<b>Measure Summary*</b>	<b>2016 Status</b>
PS-N	Establish a formal means to coordinate long-term planning process with private utility providers regarding the location and types of future utility delivery facilities including: undergrounding of utilities; reservation of rights-of-way; use of open space/greenbelts for transmission lines; appropriate distances from school sites.	In Progress
PS-R	Develop a program for attracting a four-year college or university to the county.	In Progress
PS-S	Provide support for development of a performing arts center.	In Progress

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

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## ***Public Health, Safety, and Noise Element***

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





The Public Health, Safety and Noise Element addresses community noise limitations, in accordance with Government Code Section 65302(f). Additionally, this Element satisfies the State mandated requirements for the General Plan safety element.

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

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

Incomplete Implementation Measure	Measure Summary*	2016 Status
HS-J	Establish a working group to address cross-jurisdictional noise issues (see General Plan page 130 for list of jurisdictions to be included.)	In Progress

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

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### ***Conservation and Open Space Element***

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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 2016, the County continued to make progress with implementing measures associated with the Conservation and Open Space Element. Out of 23 implementation measures, 11 measures have been implemented and 12 implementation measures were in progress as shown in Table 5 below.



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

Incomplete Implementation Measure	Measure Summary*	2016 Status
CO-A	Review the Zoning Ordinance to identify revisions that: (A) Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4; (B) Develop standards for use of native plants in landscaping; (C) Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and demolition of existing buildings. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures; (D) Develop buffer standards for new non-mining land uses next to existing mining operations; (E) Develop standards for minimizing erosion and sedimentation associated with earthwork and grading.	In Progress
CO-L	Develop guidelines for preparation of biological study reports.	In Progress
CO-M(1)	Develop and implement an Integrated Natural Resources Management Plan consistent with Policy 7.4.2.8.	In Progress
CO-M(2)	See Measure CO-M1 above. Develop framework for acquisition strategy and monitoring program and begin acquisition within three years of General Plan adoption.	In Progress
CO-N	Review and update Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9.	In Progress
CO-P	Develop and adopt an Oak Resources Management Plan. (See General Plan pp. 164-165 for more details).	In Progress
CO-Q	Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.	In Progress
CO-R	Maintain a confidential cultural resources database of prehistoric and historic resources, including location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law.	In Progress
CO-S	Investigate becoming a Certified Local Government through the State Office of Historic Preservation.	In Progress



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

Incomplete Implementation Measure	Measure Summary*	2016 Status
CO-T(1)	Work with State Department of Parks and Recreation to identify viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. Identify viewshed within four years of General Plan adoption.	In Progress
CO-T(2)	See Measure CO-T1 above. Adopt standards within six years of General Plan adoption.	In Progress
CO-U	Develop and adopt biological resource assessment standards that apply to all discretionary projects for Biological Resources Studies to be prepared in support of Policy 7.4.1.6. Develop an Important Habitat Mitigation Program that includes a monitoring and reporting component, and adopted standards for evaluating mitigation programs as part of the biological resources studies above. (See General Plan pp. 166-167 for more details).	In Progress

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

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



### **Biological Resources Policy Update**

The County is nearing completion of updating the biological resources policies and related implementation measures in the 2004 General Plan, and the adoption of the Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance. The project requires completion of an Environmental Impact Report (EIR). The Draft EIR was released in June 2016. The final EIR is anticipated to be released in February 2017 with Planning Commission and Board adoption hearings in Spring 2017. Additional information is available on the project webpage at:

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

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## ***Agriculture and Forestry Element***

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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 state law requirements regarding the following:

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

During calendar year 2016, progress continued with the implementation of this Element. Out of 12 required implementation measures, nine measures have been implemented and three implementation measures were in progress, as shown in Table 5 below. Key planning efforts to implement this Element include an ongoing agricultural and forest lands suitability evaluation (Implementation Measure AF-C) as discussed under the following Agricultural Lands Evaluation section below.

**Table 6: Agriculture and Forestry Element – Incomplete Implementation Measures**

Incomplete Implementation Measure	Measure Summary*	2016 Status
AF-C	Develop and implement a procedure for evaluating suitability of land for forest production uses; a process to review and update The Procedure for Evaluating the Suitability of Land for Agricultural Use (1993); and to implement recommendations.	In Progress
AF-F(1)	Establish a threshold of significance for loss of agricultural land, a procedure for evaluating a project’s contribution to the loss, and means to mitigate losses so that the established threshold is not exceeded. Establish threshold within five years of General Plan adoption.	In Progress
AF-F(2)	See Measure AF-F1 above. Establish procedure for review and mitigation within eight years of General Plan adoption.	In Progress

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



## **Agricultural Lands Evaluation (2009 to Present)**



Land Use Implementation Measure AF-C requires development and implementation of procedures to evaluate the suitability of land for both agricultural and forest production uses. In July of 2009, the County Agriculture Department inventoried parcels in close proximity to existing Agricultural Districts and analyzed those parcels using the following criteria: General Plan land use designations, parcel size, soil type, elevation, present land use, current Williamson Act contracts, and slope. Between July 2009 and June 2010, the Agricultural Commission notified over 580 property owners and held 10 public meetings to address 17,000 acres of proposed additions. 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. Agricultural District boundary amendments were incorporated into the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project, completed December 15, 2015. Additional agricultural lands evaluation is anticipated during 2017 with the Agricultural Department's upcoming assessment of suitable vineyard soils.

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### ***Parks and Recreation Element***

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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 2016, of a total of 14 implementation measures, eight measures have been completed, five measures were in progress, and one measure remained unaddressed as shown in Table 7 below.



**Table 7: Parks and Recreation Element – Incomplete Implementation Measures**

Incomplete Implementation Measure	Measure Summary*	2016 Status
PR-B	Develop and implement a program to identify and pursue alternative methods to fund and/or support acquisition and operation of parks and recreation facilities, including raw land.	In Progress
PR-D	Plan for and develop interpretive centers for historical trails and sites.	In Progress
PR-H	Develop and implement a parks and recreation fee program that addresses: (A) For projects subject to Quimby Act requirements, additional fees for actual construction and maintenance of parks and recreation facilities; (B) For projects not subject to Quimby Act requirements, fees for acquisition of parkland and for construction and maintenance of parks and recreation facilities; (C) Coordination with local parks and recreation providers regarding fee collection and disbursement to those providers.	In Progress
PR-J(1)	Establish a working group or formal contacts to coordinate actions of County agencies and resource-based recreation providers in the county.	In Progress
PR-J(2)	See Measure PR-J1 above. Develop plan to address planning and project review within three years thereafter. Coordination will be ongoing.	In Progress
PR-M	Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site.	Remaining

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



Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2016.

- Received \$249,114 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for operations and maintenance of the Rubicon Trail;
- Received \$67,410 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for restoration of the Sacramento Placerville Transportation Corridor (SPTC);
- Completed Biological, Cultural and Wetland studies on the SPTC corridor as identified in the Environmental Impact Report (EIR) for the SPTC Master Plan;
- Completed extensive maintenance work on the Rubicon Trail;
- Approval of the Non-Motorized Vehicle Ordinance by the Board of Supervisors;
- Completed the Henningsen Lotus Park Conceptual Plan and CEQA document;
- Completed a restroom at El Dorado County Historical Rail Park;
- Received initial public comment on the Draft (Redline) River Management Plan;
- Completed the 2015 River Management Plan Annual Report;
- Received a grant from California Conservation Corps for fuel reduction on the SPTC corridor;
- Worked with the SPTC Joint Powers Authority and environmental consultants to plan for a future 10-mile natural trail from Latrobe to the western County Line, including preliminary design, environmental documents and studies associated with the above planned enhancements; and
- Continued ADA improvements at Forebay Park.

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### ***Economic Development Element***

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



throughout the County. With the exception of one General Plan Implementation Measure still in progress, as shown in Table 8 below, the Economic Development Element was fully implemented in 2016.

**Table 8: Economic Development Element – Incomplete Implementation Measures**

<b>Incomplete Implementation Measure</b>	<b>Measure Summary*</b>	<b>2016 Status</b>
ED-HH	Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another; system should include data which characterizes the type and source of utilities available at each vacancy.	In Progress

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

Economic Development Division accomplishments during 2016 are highlighted below:

- Completed reorganization of Economic Development services with the Chief Administrative Office as team leader of an improved system-wide approach to Economic Development objectives that involve multiple County departments while strengthening partnerships with the El Dorado County Office of Education and local Chambers of Commerce;
- Implemented a countywide discussion regarding Broadband, now considered critical infrastructure for economic development; Secured award of an Economic Development Agency (EDA) grant to fund a countywide feasibility study regarding broadband deployment;
- Trained additional staff to provide consumer analytics to support local business expansion (Buxton system reports);
- Provided small business technical assistance training program to new and existing businesses on the Western Slope and in the Tahoe Basin with Community Development Block Grant (CDBG) funding;
- Continued collaboration with the Board of Supervisors to establish a County-wide Strategic Plan for Economic Development;
- Implemented partnership with the Greater Sacramento Economic Council (GSAC) for Economic Development business resources and recruitment support;





- Funded and collaborated with local Chambers of Commerce and other non-profit organizations to promote tourism, entertainment, business, and leisure travel; and
- Partnered with County Health and Human Services Agency's Employment Services Programs (Connections One Stop/Workforce Development) to provide local business with workforce education, recruitment and support.

## 5. GENERAL PLAN IMPLEMENTATION PLAN

The General Plan Implementation Plan includes County activities, processes, reports, programs, assessments, plans and timeframes that are necessary to achieve the General Plan's goals and policies. Since General Plan adoption, the Implementation Plan has been periodically amended by the Board in association with several General Plan amendments, most recently in December 2016 in association with the Major Five-Year CIP and Tim Fee Update Project.

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

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

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

In November, 2013, the Housing section of the Implementation Plan was amended with the Housing Element Update. The amended Implementation Plan for the Housing Element is



located on the County website: [http://www.edcgov.us/Government/Planning/Housing/2013-2021\\_Housing\\_Element.aspx](http://www.edcgov.us/Government/Planning/Housing/2013-2021_Housing_Element.aspx)

In December, 2016, the Transportation and Circulation section of the Implementation Plan was amended with the completion of the Major Five-Year CIP and TIM Fee Update Project, with the removal of Implementation Measure TC-V(1): *Work with the Sacramento Area Council of Governments (SACOG), 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. [Policy TC-1u].*

The Implementation Plan is organized into eight categories, grouped by Element: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Health, Safety and Noise, 5) Conservation and Open Space, 6) Agriculture and Forestry, 7) Parks and Recreation, and 8) Economic Development. Each category provides program-level strategies to implement each Element. Within each Element category, specific implementation measures are described, along with references to General Plan Policies supporting each individual measure. In many cases, implementation measures may implement multiple General Plan policies. In some instances, changes to the Zoning Ordinance or other County codes may be necessary before additional progress can be made to accomplish implementation actions. One example is the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-1) where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary in order to limit noise-generating activities.



## 6. PLANNING AND DEVELOPMENT ACTIVITIES

Other planning and development activities in 2016 included five General Plan Amendments, 10 Zoning Ordinance Amendments, and 29 Discretionary Development Applications that were approved.

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### ***General Plan Amendments***

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New development projects that do not conform to the General Plan may request General Plan Amendments (“GPAs”) that might alter specific aspects of the General Plan when such a change is found to be consistent with the General Plan’s overarching goals, strategies and objectives. The following five General Plan Amendments were initiated during calendar year 2016.

### ***In-Process General Plan Amendments During 2016***

#### **Privately-Initiated**

#### **El Dorado Hills Apartments (A16-0001)**

This project, submitted on April 13, 2016, consists of a request for a site-specific amendment to General Plan Objective 2.2.6 (site-specific policy section) to increase the maximum residential density from 24 dwelling units/acre up to 47 dwelling units/acre for a proposed 214-unit apartment complex. Refer to associated project Z16-0004 below.

#### **EID Forebay House Tentative Parcel Map (File No. A16-0003)**

On December 6, 2016, a request to amend the General Plan Land Use Designation of Public Facility (PF) to High Density Residential (HDR) was submitted for a portion of an existing lot owned by the El Dorado Irrigation District. This request is also associated with a proposed residential Tentative Parcel Map (2 lots) in the Pollock Pines area (P16-0009).

#### **Dowler Rezone (File No. A16-0004)**

On December 21, 2016, a request was submitted to amend the General Plan Land Use Designation of High Density Residential (HDR) to Commercial (C) (or another equivalent designation) to allow a proposed small retail/farm operation.



## County-Initiated

### **Biological Resources Policy Update**

As discussed in the Executive Summary section of this report, the County is updating the biological resources policies and related implementation measures in the 2004 General Plan and the County's Oak Woodland Management Plan (OWMP), now referred to as the Oak Resources Management Plan (ORMP). The project requires completion of an Environmental Impact Report (EIR). The Draft EIR was released in June 2016. The final EIR is anticipated to be released in February 2017 with Planning Commission and Board adoption hearings in Spring 2017. Additional information is available on the project webpage at:

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

## **Completed in 2016**

### County-Initiated

### **Major Five-Year CIP and TIM Fee Update Project**

As discussed in the Executive Summary section of this report, In December, 2016, the Transportation and Circulation section of the General Plan Implementation Plan was amended with the completion of the Major Five-Year CIP and TIM Fee Update Project, which removed Implementation Measure TC-V(1): *Work with the Sacramento Area Council of Governments (SACOG), 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.* [Policy TC-1u].

### Ballot Initiative

### **Measure E**

On June 7, 2016, the voters of the County approved an initiative, Measure E, entitled "Initiative to Reinstate Measure Y's Original Intent - No More Paper Roads." This initiative required the amendment of General Plan Transportation and Circulation Element TC-X Policies regarding traffic mitigation by new development. For details, refer to the County Elections Department webpage for previous local measures and initiatives:

[http://www.edcgov.us/Elections/Previous\\_Measures.aspx](http://www.edcgov.us/Elections/Previous_Measures.aspx).



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## ***Zoning Ordinance Amendments***

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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 2016 are noted below.

### ***Completed in 2016***

One Zoning Ordinance amendment was approved during calendar year 2016:

#### **County-Initiated**

##### **El Dorado Hills 52 Map Correction (File No. Z16-0008)**

The project consists of an administrative zoning map correction to correct the removal of the Planned Development (-PD) Combining Zone for a single parcel, resulting from the 2015 countywide Zoning Ordinance Update (ZOU).

### ***In-Process Zoning Ordinance Amendments Submitted in 2016***

#### **Privately-Initiated**

##### **Hansen Tentative Parcel Map (File No. Z16-0001)**

Submitted on January 12, 2016, this project consists of a rezone request for a 45-acre property, from Rural Lands, 20-Acre (RL-20) to Rural Lands, 10-Acre (RL-10) associated with a tentative parcel map (Application No. P16-0001) to create four 10-acre parcels and one 1-acre cemetery parcel.

##### **Vineyards (File No. Z16-0002)**

Submitted on March 9, 2016, this project consists of a request for a zone change from Residential Estate, 5-acre (RE-5) to RE-5 PD (Planned Development) for a proposed 42-lot residential subdivision in the El Dorado Hills area.



### **Hermosa Vista Ranch Williamson Act Contract (File No. Z16-0003)**

Submitted on March 17, 2016, this project consists of a request for a zone change from Rural Lands (RL) to Limited Agriculture (LA) associated with proposed Williamson Act Application No. WAC16-0002.

### **El Dorado Hills Apartments, Town Center (Z16-0004)**

Submitted on April 13, 2016, this project consists of a request to rezone a property in the El Dorado Hills Town Center from Commercial-Planned Development (CG-PD) to Multifamily Residential - Planned Development (RM-PD) associated with a proposed 214-unit apartment complex. This project is also associated with requested General Plan Amendment No. A16-0001. For additional details, refer to General Plan Amendment application A16-0001 above.

### **Bom Vinho! Vineyard (Z16-0005)**

Submitted on April, 11, 2016, this project consists of a rezone request from Limited Agriculture (LA-10) to Planned Agriculture (PA-10) in order to allow operation of a winery without a Conditional Use Permit. This project is located in the Mount Aukum area.

### **Serrano Village J5 Public Park (Z16-0006)**

Submitted on May 31, 2016, this project consists of a rezone request in order to allow a new public park in Village J5 of the El Dorado Hills Specific Plan. The project is located at the intersection of Serrano Parkway and Bass Lake Road in the El Dorado Hills area.

### **El Dorado Hills Parcel Map (Z16-0007)**

Submitted on June 14, 2016, the project consists of a rezone request to add a Planned Development (-PD) zoning overlay in association with a proposed 4-parcel commercial parcel map (P16-0004) in the El Dorado Hills area.

### **Anderson Rezone (Z16-0009)**

Submitted on March 25, 2016, this project requests a zone change from Residential, Single Unit (R1) to Residential, Three-Acre (R3A) for the purpose of large animal keeping. The project is located in the Meyers area of the Tahoe Basin.

### **El Dorado Irrigation District Forebay House Parcel Map (Z16-0010)**

Submitted on December 12, 2016, this project consists of a rezone request from Recreational Facility, High Intensity (RFH) to Residential, Single Unit (R1) for a portion of a 1.11-acre site.



This project is also associated with a (two-parcel) Tentative Parcel Map (P16-0009) and General Plan Amendment (A16-0003 - discussed above).

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### ***Discretionary Development Applications***

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In 2016, 84 discretionary development applications were submitted to the County. Discretionary development applications are subject to conditions of approval that require consistency with General Plan goals and objectives. The discretionary development applications received by the Development Services Division during calendar year 2016 are summarized in Table 9 below.

**Table 9: Summary of Discretionary Development Applications Filed in 2016** <sup>1, 2, 3</sup>

Application Types	Applications Submitted in 2016			
	New Request	Approved	Denied/ Withdrawn/ Unpaid	Still in Process
General Plan Amendments (Privately-Initiated)	3	1		2
Discretionary Certificates of Compliance				
Development Agreements	3			3
Design Review Permits	3		1	2
Tentative Parcel Maps	10	2		8
Tentative Subdivision Maps	3			3
Special Use Permits	10	1	1	8
Planned Developments	3		1	2
Specific Plans				
Rezones	10	1	2	7
Variances	4	4		
Temporary Use Permits	24	19	1	4
Williamson Act Contracts	3		1	2
Pre-Applications	8	2		6
<b>TOTALS</b>	<b>84</b>	<b>29</b>	<b>7</b>	<b>47</b>

Table 9 Notes:

1. Table only identifies applications initiated in 2016.



- 
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(s) below:

**Pending Projects:**

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

**Approved Projects:**

<http://edcapps.edcgov.us/Planning/ProjectInquiryApproved.asp>

## 7. OTHER RELATED ACTIVITIES

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

The County continues ongoing intergovernmental coordination with the City of Placerville regarding City/County housing programs and various opportunities to streamline delivery of public services and programs. The County also coordinates on a monthly basis with the El Dorado County Transportation Commission (EDCTC) by participation on the EDCTC's Technical Advisory Committee (TAC). EDCTC is the Regional Transportation Planning Agency (RTPA) for the County and the City of Placerville. The County also coordinates with the Sacramento Area Council of Governments (SACOG) by participating in monthly meetings of SACOG's Regional Planning Partnership and Planners Committee. SACOG is the federally mandated Metropolitan Planning Organization (MPO) for six counties and 22 cities in the Greater Sacramento region. Coordination efforts include providing input in the updates to the region's long-range Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), distribution of affordable housing in the region, Regional Housing Needs Assessment (RHNA), planning efforts related to land use, transportation, and air quality. Coordination efforts with the Tahoe Regional Planning Agency (TRPA) are also ongoing.

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

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





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

Development of Mixed Use Development standards and guidelines was an integral part of the County's Zoning Ordinance Update Project, completed in December 2015. The County's Mixed Use Design Manual adopted in December 2015 was developed to provide a framework for good design that promotes economic and cultural revitalization while respecting historical foundations, including El Dorado County's historic Gold Rush heritage. The Mixed Use Design Manual is available on the County website:

[http://www.edcgov.us/Government/Planning/Community\\_Design\\_Standards.asp](http://www.edcgov.us/Government/Planning/Community_Design_Standards.asp)

*D. Summarize efforts to: Encourage efficient development patterns.*

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

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

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



regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

In 2016, 84 Discretionary Development Applications (see Table 9 on page 39) were submitted to the County. Conditions of approval require a finding of consistency with General Plan Vision, Goals and Objectives supporting efficient development patterns.

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

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

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

In calendar year 2016, the Office of Economic Development accomplished several key activities to further the County's economic development goals. These details are discussed in the Economic Development Element section of this report.

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

General Plan Policies 2.9.1.1 and 2.9.1.2 directs that the County shall monitor on an annual basis and every five years, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth. If the results of this monitoring process indicate



this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. In addition to the annual reporting and monitoring data found in this report, completion of the next five-year review is anticipated in October 2021.

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

In 2013, the County formed a 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 2016, Long Range Planning oversaw several major land use projects including the General Plan Biological Resources Policy Update, the Meyers Area Plan and three specific plans.

In addition, Long Range Planning either completed or made significant progress on several storm water-related projects. Key accomplishments included expansion of the County's West Slope Storm Water Program to include new post construction best management practices (BMP) requirements, participation in the Delta Regional Monitoring Program, enhanced education and outreach and certification of an annual report. Additionally, as part of the Lake Tahoe Storm Water Program, staff assisted with completion of two large-scale erosion control projects, successfully registered catchments in the Lake Clarity Crediting Program and also certified an annual storm water monitoring report for the Tahoe Basin.

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



Financing Plan Phase II study, and the Cameron Park Interchange alternatives analysis.

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

*Economic Development Program Summary*

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

The Office of Economic Development and the Long Range Planning Division of the Community Development Agency partnered in a project to complete an existing conditions analysis of all parcels designated as commercial, industrial, and research and development within the unincorporated area of the county. The study was completed in 2016 and data collected in the analysis was used as part of the El Dorado County General Plan Five-Year Review and other required monitoring efforts. This data is also utilized by Economic Development staff to identify available sites for businesses.

*Transportation Division Program Summary*

During 2016, the Transportation Division completed or made significant progress on several roadway, bridge and trail improvement projects for both the West Slope and the Lake Tahoe Basin, as summarized below.

**West Slope:**



**Silva Valley Parkway/U.S. Highway 50 Interchange** was completed in June 2016, improving access and traffic circulation in the El Dorado Hills region.

**Safety projects on Cold Springs and Salmon Falls Roads:** Sections of both roadways were improved to reduce sharp curves, increase sight distance, add shoulders and install drainage facilities.

The **Green Valley Road/Weber Creek Bridge Replacement** was completed, providing a structure that meets current safety, traffic and flood control standards.

The **Alder Drive Bridge over the EID Canal** was replaced to meet current safety and traffic standards and to better protect the EID Canal.



Hollow Oak Road drainage improvements along and adjacent to the road were constructed to allow the County to accept the road into the County's maintained mileage system.

**Lake Tahoe Basin:**



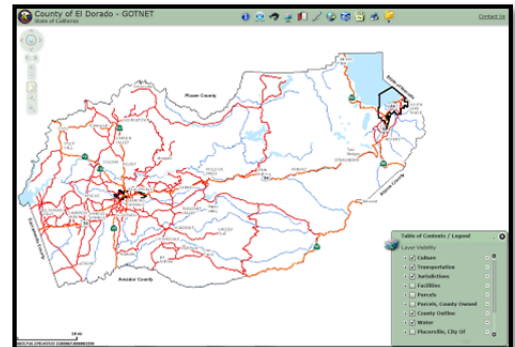
**Sawmill Bike Path and Erosion Control Project:** In 2016, several additional improvements were made to the Sawmill Bike path for erosion control and to improve water quality.

Multiple road reconstruction and repaving projects were completed throughout the Tahoe Basin area.

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

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

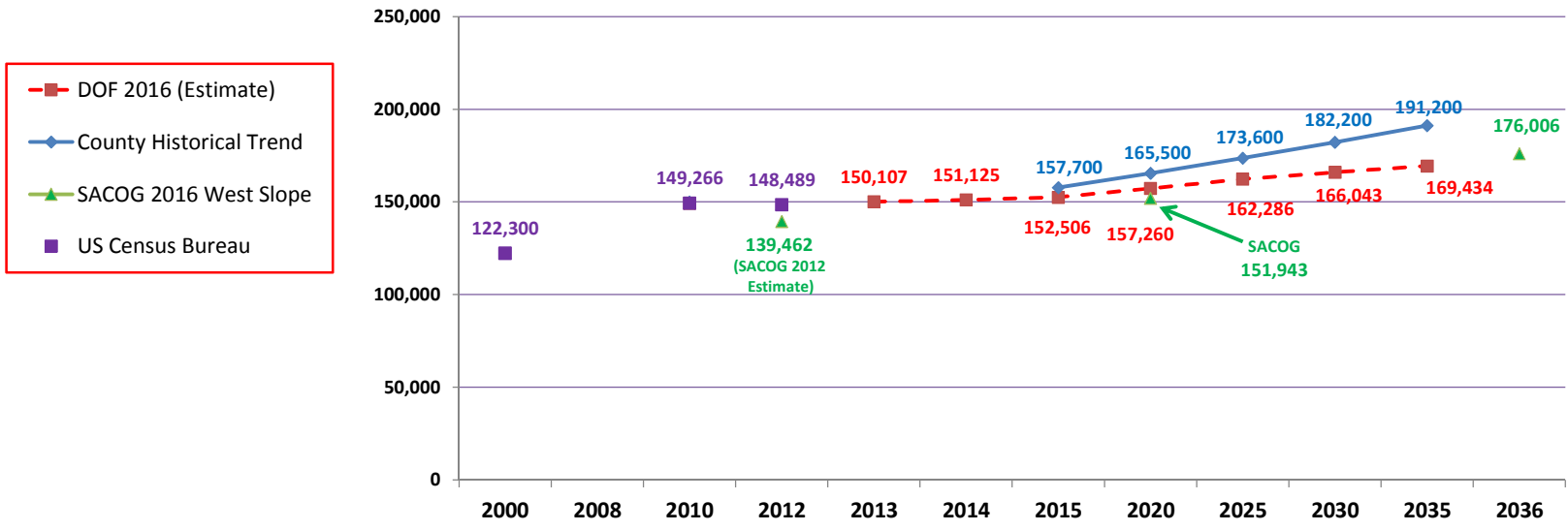
First developed in late 2014 and enhanced throughout 2015 and 2016, the El Dorado County Surveyor's office developed a web-based application for viewing land use related data. This application known as GOTNET, [gem.edcgov.us/gotnet](http://gem.edcgov.us/gotnet), is comprehensive in both the richness of its data and functionality. GOTNET provides access to parcel, road, jurisdictional, land use, zoning, and imagery layers. Dynamic links to federal and state hosted services enable the users to integrate flood zone, imagery, soils, and survey layers with the local datasets.



Users can query, select, spatially select, clip, and extract data from GOTNET for use in their own desktop applications. Maps can be created and printed and users can label, annotate, and add field notes to these maps. Another unique feature of GOTNET is that users can upload their own data and view them in relation to the many GOTNET layers. In 2016, a "universal" version - uGOTNET, [gem.edcgov.us/ugotnet](http://gem.edcgov.us/ugotnet) was released to the public to enable users to access the same land use data via mobile devices such as tablets and smart phones.

# APPENDIX A Growth Monitoring Charts

## El Dorado County Population Data and Forecasts Through 2035\* (Excluding Cities of South Lake Tahoe and Placerville)



**Sources:**

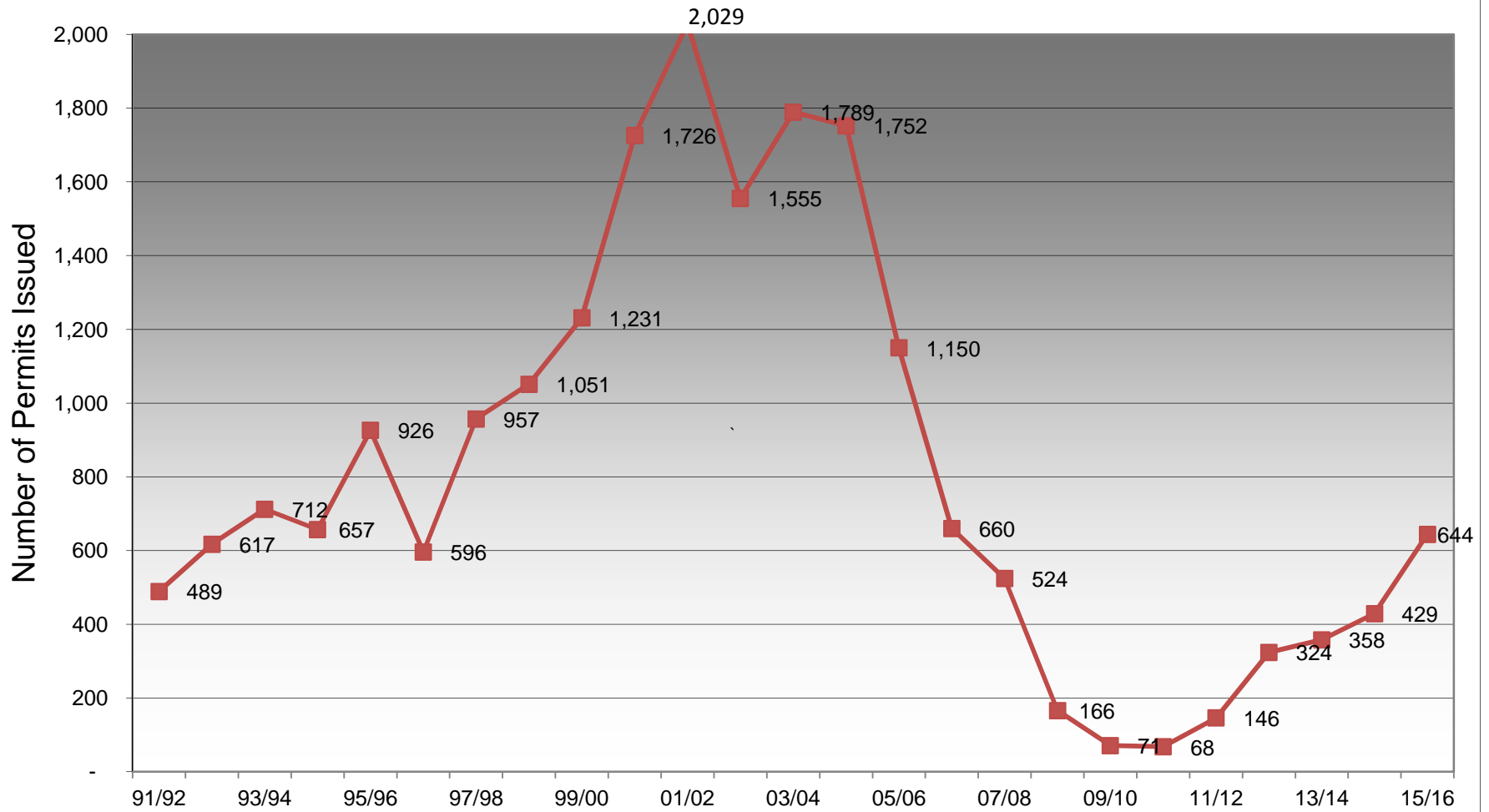
1. DOF 2015 Estimate. Estimated population growth for the cities of Placerville and South Lake Tahoe (approximately 17.6% of countywide total ) was manually deducted
2. SACOG (Jurisdiction-Level) 2012 Estimate, 2020 and 2036 Regional Projections, released April 2016.
3. US Census Bureau- Decennial Census 2000, 2010 and 2012 ACS 5-Year Estimates

\*Includes SACOG 2036 Population Projection

# APPENDIX A Growth Monitoring Charts

## New Housing Starts

(Issued Single Family and Multi Family Permits) 1992-2016

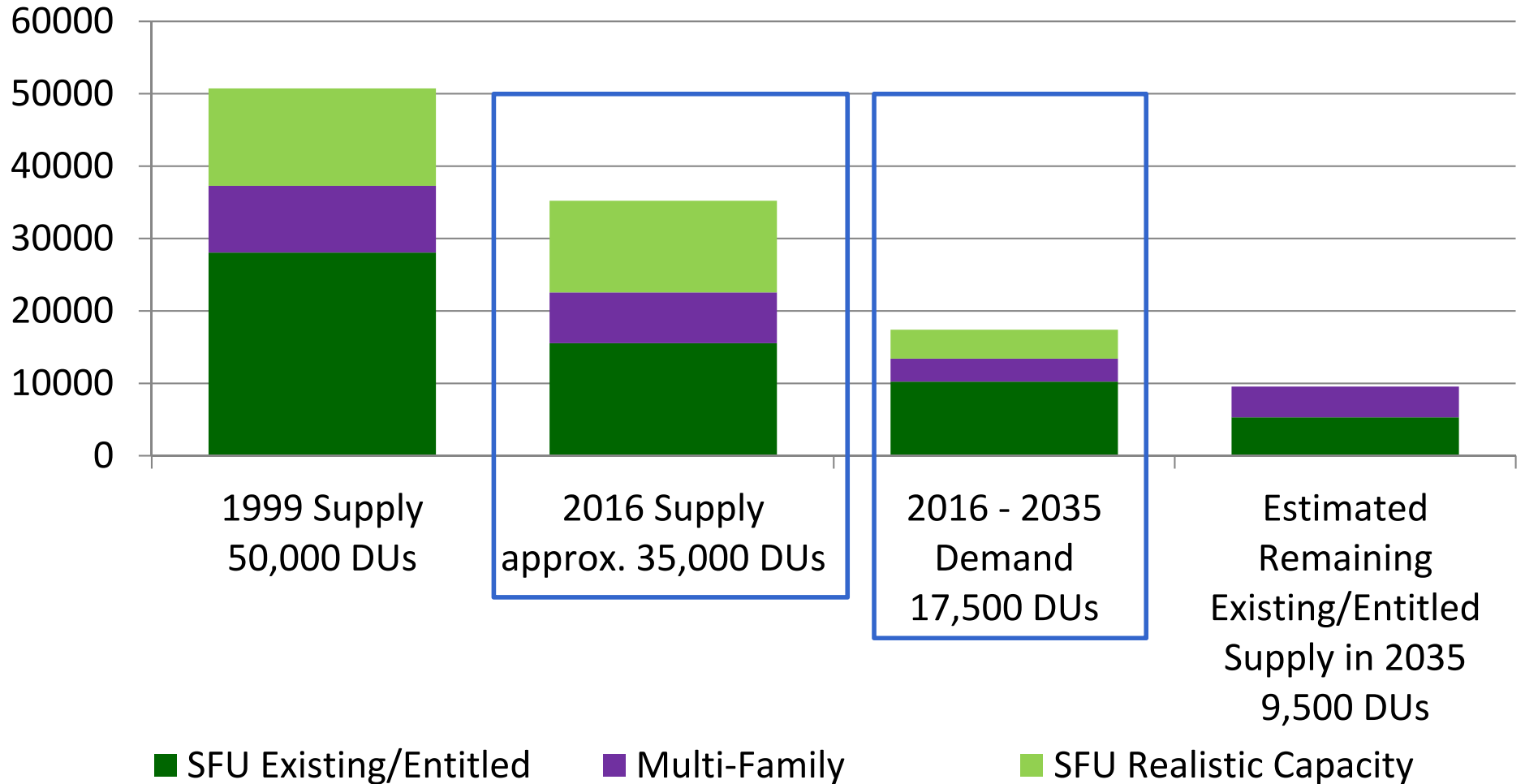


Actual SF and MF Permits

Source: El Dorado County Development Services Division, 2016

**APPENDIX A  
Growth Monitoring Charts**

**WEST SLOPE HOUSING SUPPLY (1999, 2016 & 2035)  
WITH DEMAND FORECAST (2016-2035)  
WITHOUT LAND USE CHANGES**

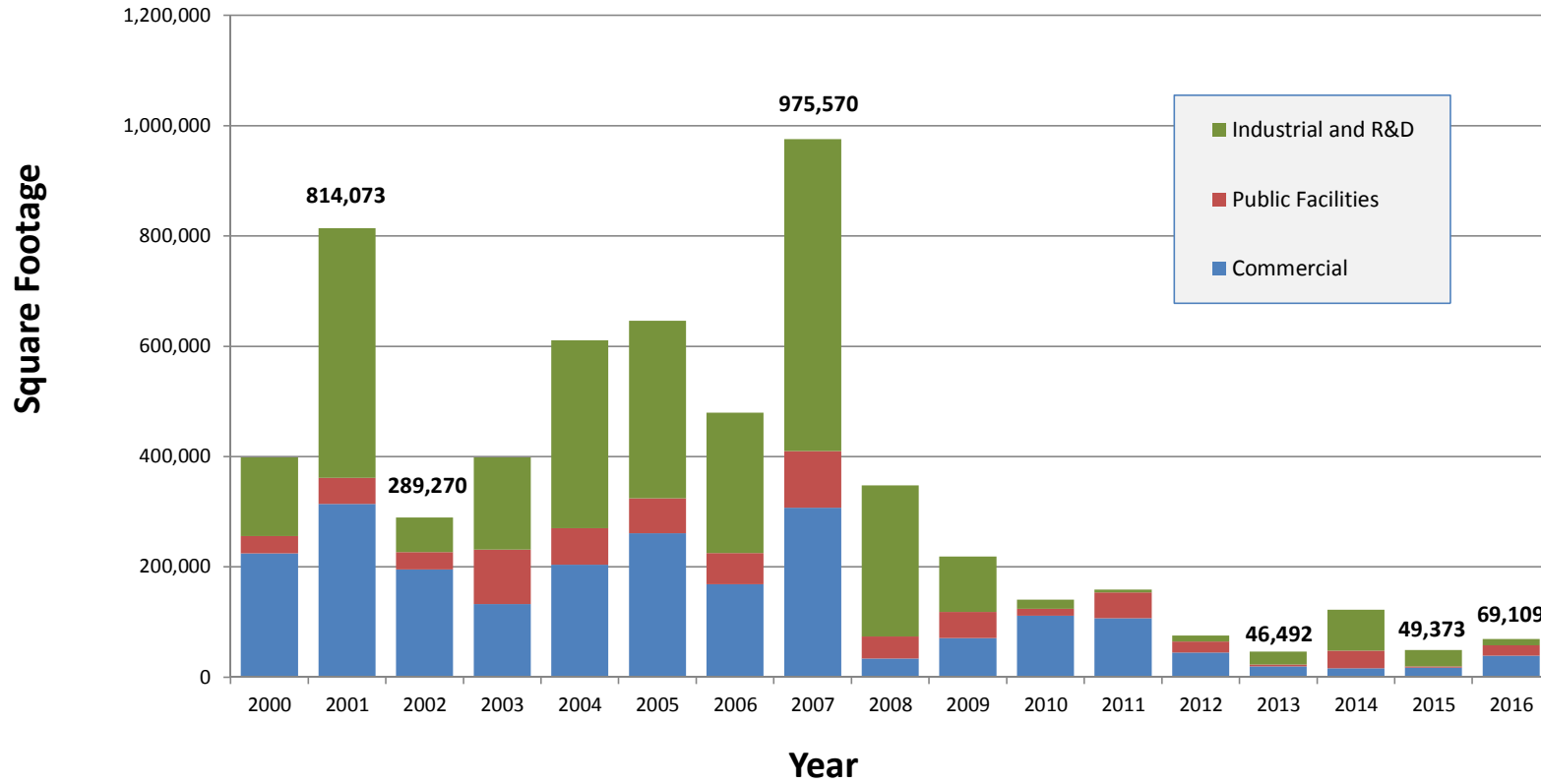


DU = Dwelling Units, SFU = Single Family Unit



# APPENDIX A Growth Monitoring Charts

## New Non-Residential Square Footage (Employment Capacity) 2000-2016\*



\*Square footage/employment capacity is based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan.  
 Sources: El Dorado County Development Services Division and Surveyor's office, 2016.

# APPENDIX B

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

**Jurisdiction** County of El Dorado  
**Reporting Period** 1/1/2016 - 12/31/2016

**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		
124-360-60-100	SU	R		1			1		Deed Restriction	1		
061-410-48-100	SU	R		1			1		Deed Restriction	1		
069-303-02-100	SU	R		1			1		Deed Restriction	1		
331-15118-100	SU	R		1			1		Deed Restriction	1		
126-231-28-100	SU	R		1			1		Deed Restriction	1		
Second Dwelling Units	SU	R		8			3	3	Other		Deed Restricted - not included above	
CHF Homebuyer Assistance Programs	SF	O		26			26		Other		Income Restricted Program	
Hardship Mobile Homes	MH	O		18			18		Other		Deed Restricted//NOR	
			(9) Total of Moderate and Above Moderate from Table A3 ▶▶▶				12	668				
			(10) Total by income Table A/A3 ▶▶▶				57	12	668	52	3	
			(11) Total Extremely Low-Income Units*				0					

\* Note: These fields are voluntary

# APPENDIX B

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

Jurisdiction County of El Dorado  
Reporting Period 1/1/2016 - 12/31/2016

**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 <sup>2</sup>	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	12	12	County does not meet Urban definition
No. of Units Permitted for <b>Above Moderate</b>	656	0	0	0	0	656	

\* Note: This field is voluntary

# APPENDIX B

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

**Jurisdiction** County of El Dorado  
**Reporting Period** 1/1/2016 - 12/31/2016

**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	57	8	5						70	648
	Non-deed restricted			10	34						44	
Moderate	Deed Restricted	823										798
	Non-deed restricted		13		12						25	
Above Moderate		1,757	343	656	656						1,655	102
Total RHNA by COG. Enter allocation number:		4,428	414	674	707						1,795	2,633
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

# APPENDIX B

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

Jurisdiction County of El Dorado  
Reporting Period 1/1/2016 - 12/31/2016

**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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. (Government Code Section 65583, Government Code Section 65302[a], and Government Code 65860	Ongoing	Completed and ongoing.
2 HO-2013- 2	Consider to amend multi-family density and provide for a variety of housing types. Government Code 65583.2(c)(iv) and (e), Policies HO-1.1 and HO-1.2	Two Years	Completed December 15, 2015, as part of Zoning Ordinance Update approved by Board of Supervisors. Multi-family density was retained at 24 units.
3 HO-2013- 3	Review and identify adequate sites for future affordable housing without need to fund major infrastructure. (California Government Code 65583.2(c)(iv) and (e). [Policies HO-1.1, HO-1.6 and HO-1.9])	One Year	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016.
4 HO-2013- 4	Revised facility plans; extension of services to underserved areas of the County. [Policies HO-1.5 and HO-1.26]	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016
5 HO-2013- 5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan. [Policy HO-1.17]	Annually	Completed and ongoing. Completed Major Five-Year Capital Improvement Program (CIP) update 2016.
6 HO-2013- 6	Develop incentive based policy for affordable housing development. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]	Two Years	Completed and ongoing.
7 HO-2013- 7	Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing. [Policies HO-1.3 and HO-1.18]	Two Years	In Progress. Included in the General Plan Biological Resources Policy Update and Oak Woodland Management policy, now known as the Oak Resources Management Plan project with estimated completion in 2017.
8 HO-2013- 8	Track and record second dwelling units and hardship mobile homes. [Policies HO-1.1 and HO-1.24]	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. [Policies HO-1.1 and HO-1.24]	One Year	In progress. County is in the process of updating Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems.

# APPENDIX B

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

Jurisdiction County of El Dorado  
Reporting Period 1/1/2016 - 12/31/2016

10	HO-2013- 10	Provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing. [Policies HO-1.3, HO-1.8 and HO-1.18]	One Year	Completed and ongoing.
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). [Policies HO-1.14 and HO-3.10]	Ongoing	Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (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. [Policies HO-1.10, HO-1.15 and HO-1.18]	Two Years	Completed and ongoing. The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with Board approval. County is exploring additional revenue opportunities.
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). (Government Code Section 65583 and Government Code Section 65920 et seq.) [Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]	One Year	In progress. The County has developed a "Fast-Tracking" process (priority status) for projects that include Affordable Housing units.
14	HO-2013- 14	Assist developers with incentives addressing barriers to infill development. (150 units) [Policy HO-1.5]	Two Years	In progress. The Targeted General Plan Amendment adopted by the Board of Supervisors in December 2015 (Resolution 196-2015 included the addition of several policies and implementation measures to address barriers to infill development [Policy 2.1.4.3, 2.2.3.1(C), 2.4.1.5, Measure LU-Q County is exploring development of an Infill Ordinance (per Measure HO-2013-14).
15	HO-2013- 15	Support a legislative platform for affordable housing, especially in the Tahoe Basin. (225 units). [Policy HO-1.14]	Ongoing	Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (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 . [Policy HO-1.17]	Ongoing	Completed and ongoing.
17	HO-2013- 17	Track the approval and status of employee housing, including farm worker housing. [Policies HO-1.9 and HO-1.21]	Three Years	In progress. Program to track workforce housing in place. Continue 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. [Policy HO-1.18]	One Year	Completed December 15, 2015, as part of the Targeted General Plan Amendment-Zoning Ordinance Update approved by Board of Supervisors. (Policy 2.2.3.1, Title 130 - Zoning Ordinance, Chapter 130.28 - Planned Development (-PD) Combining Zone).

# APPENDIX B

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

**Jurisdiction** County of El Dorado

**Reporting Period** 1/1/2016 - 12/31/2016

19	HO-2013- 19	Continue to apply for funding in support of a first-time homebuyers program (24 units). [Policy HO-1.22]	Ongoing	Completed and ongoing. Awarded Home Investment Partnership Housing Acquisition Grant 15-HOME-10891 in July 2016.
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# APPENDIX B

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

Jurisdiction County of El Dorado

Reporting Period 1/1/2016 - 12/31/2016

20	HO-2013- 20	Apply for funds in support of housing rehabilitation and weatherization programs for low income households (735 units). [Policies HO-2.1 and HO-2.2]	Ongoing	Completed and ongoing. County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans on August 30, 2016.
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. [Policies HO-1.4 and HO-1.10]	Ongoing	In progress. The County pursues applicable funding opportunities as they become available.
22	HO-2013- 22	Continue to administer Housing Choice Voucher Program (HCV) program (formerly Section 8). [Policies HO-3.5 and HO-3.11]	Ongoing	Complete and ongoing. The El Dorado County Public Housing Authority (PHA) continues to be recognized as a high performing agency by HUD. The PHA issued 355 HCV in 2015. The County PHA temporarily opened the wait list in October 2016.
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. [Policies HO-2.5, HO-3.3 and HO-3.4]	Two Years	In progress. Draft policy under review.
24	HO-2013- 24	Work with Code Enforcement and property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12]	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. [Policies HO-1.21and HO-3.11]	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. Title 24 accessibility standards [Policies HO-4.2 and HO-4.7]	Three Years	Completed and ongoing.
27	HO-2013- 27	Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. Government Code Section 65583(e),[Policies HO-4.2 and HO-4.3]	Two Years	In progress.



# APPENDIX B

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

Jurisdiction County of El Dorado  
 Reporting Period 1/1/2016 - 12/31/2016

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. [Policies HO-4.4, HO-4.5 and HO-4.6]	Ongoing	Complete and 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 other service providers countywide to address a coordinated response for those who lack stable housing.
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. (Government Code Section 65583) [Policy HO-4.4]	One Year	Completed. 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. [Policies HO 5.1 and 5.2]	One Year	Complete and ongoing. In 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for provision of the Property Assessed Clean Energy Program (PACE) to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. In 2016 there were 2101 permits finalized for home solar systems. Energy & Home Weatherization Program ongoing. Weatherization Programs provided <b>175</b> low income households with energy efficiency improvements in 2016.
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. Government Code Section 65583.2 [Policy HO-1.8]	One Year	Completed.
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. [Policies HO-1.3 and HO 1.21]	One Year	Completed.

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Jurisdiction County of El Dorado

Reporting Period 1/1/2016 - 12/31/2016

33	HO-2013- 33	Continue to make rehabilitation loans to qualifying very low and low income households. [Policies HO-2.1 and HO-3.12]	Ongoing	Completed and ongoing. County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans on August 30, 2016.
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. [Policies HO-1.25 and HO-1.26]	One Year	In progress. Model study for analysis of potential fiscal impacts 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. [Policy HO-1.25]	Annually	In progress. County completed a Traffic Demand Model update project in 2014 and Major 5-Year TIM Fee Program update in December 2016. Preliminary indicators favor fee reductions in several areas of the county. New TIM Fee structure effective 2/13/17.
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. [Policy HO-1.25]	Two Years	In progress. County intends to remove Traffic Impact Mitigation (TIM) fee for all second dwelling units. Ordinance 5045, adopted 12/6/16, to take effect in February 2017.
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. [Policies HO-2.3 and HO-2.4]	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. [Policy HO-1.23]	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	Completed and 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. [Policies HO-1.3 and HO-4.5]	One Year	Completed.

General Comments: