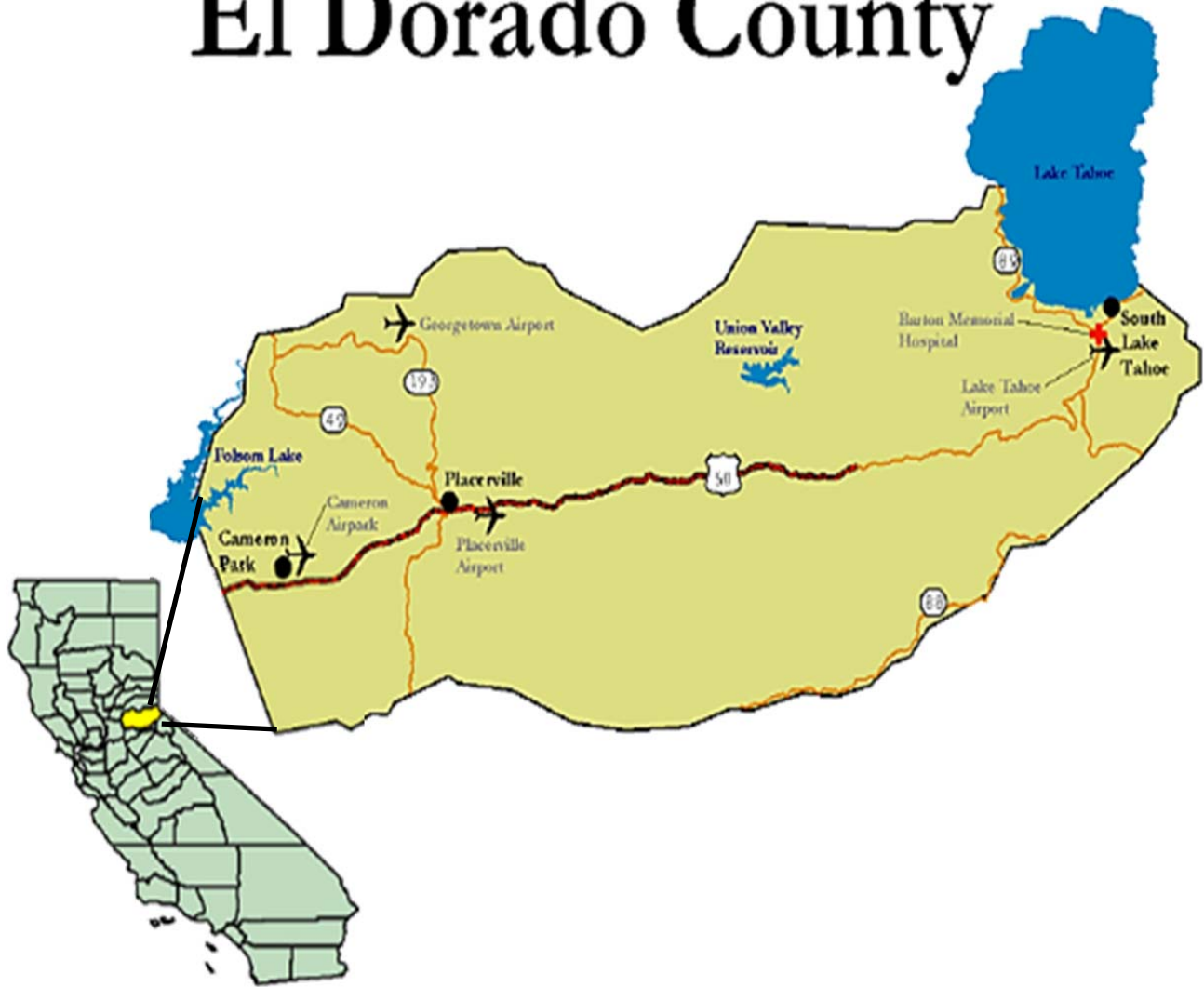


2017 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



El Dorado County Community Development Services
Planning & Building Dept., Long Range Planning

Board of Supervisors, March 20, 2018





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1. PURPOSE OF THIS REPORT

An annual progress report for General Plan implementation is required to be submitted to the County Board of Supervisors, the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) that includes:

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

This report has been prepared pursuant to Government Code Section 65400(a), which requires that all counties shall "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan." 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).

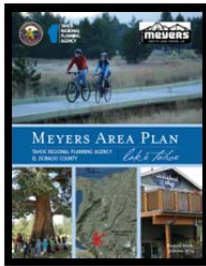
This report supports General Plan Policy 2.9.1.1 which states that the County must "monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth." As directed by the General Plan (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.

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. MAJOR PLANNING ACTIVITIES IN 2017

Major planning activities related to General Plan implementation either completed or ongoing during the 2017 calendar year are summarized below. General Plan implementation tasks are also discussed in detail under appropriate section(s) for each General Plan Element.



Meyers Area Plan Update

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 Tahoe Regional Planning Agency (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. On December 12, 2017 the Board conceptually approved the draft Meyers Area Plan, draft amendments to the General Plan and Zoning Ordinance and draft CEQA/TRPA environmental documents. The final adoption process is anticipated for completion in early 2018. Additional information is available on the project website: <https://www.edcgov.us/Government/Meyers>.

Traffic Impact Mitigation (TIM) Fee Program Annual 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. General Plan implementation Measure TC-B requires annual updates to the TIM Fee Program for changes in project costs. Improvements funded by the TIM Fee Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, and transit facilities. On December 12, 2017 the Board adopted the 2017 TIM fee schedule update via Resolution 172-2017.



Completed CIP/TIM Fee Program Update Project Documents

On January 24, 2017 the Board adopted the TIM Fee Administrative Manual by Resolution 001-2017. This document is available on the County website:

<https://www.edcgov.us/Government/longrangeplanning/DOT/Pages/trafficimpactmitigationfeeprogram.aspx>

On June 27, 2017 the Board adopted the 2017 CIP Book and on September 19, 2017 the Board adopted the 2017 CIP Addenda update. The 2018 CIP Book process began on November 14, 2017 when the Board approved the proposed 2018 Ten-Year Residential Permit Forecast for development of the 2018 CIP. These documents and additional project information are available on the County website:

<https://www.edcgov.us/Government/longrangeplanning/DOT/Pages/capitalimprovementprogram.aspx>



General Plan Biological Resources Policy Update

On October 24, 2017, the Board of Supervisors approved the General Plan Biological Resources Policy Update Project. This Project consists of the adoption of a General Plan Amendment to the biological resources policies, objectives and implementation measures in the General Plan Conservation and Open Space Element; Adopting an Oak Resources Management Plan (ORMP); Establishing an In-Lieu Mitigation Fee to mitigate impacts to Oak Resources; adopting an Oak Resources Conservation Ordinance; and certifying the Project's Environmental Impact Report (EIR). Additional project information is available on the project webpage at:

<https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>



3. GENERAL PLAN OVERVIEW

Background and History

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

Prior to adoption of the 2004 General Plan, implementation of the previous 1996 General Plan was 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, and to address changes in state law. The Board also adopted a comprehensive update to the County’s Zoning Ordinance.

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.



On October 24, 2017, the County amended the Conservation and Open Space Element in association with the General Plan Biological Resources Policy Update Project (Project). Amendments included significant updates to policies, objectives and implementation measures related to biological resources. Also associated with this Project, the County adopted an Oak Resources Management Plan (ORMP), adopted an In-Lieu Mitigation Fee to mitigate impacts to oak woodland areas and individual oak trees, and adopted an Oak Resources Conservation Ordinance to implement the ORMP (Ordinance No. 5061).

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 20, 2018. 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 amendments in 2017 included the removal of three implementation measures from the Conservation and Open Space Element: Measure CO-M (to reflect changes made to Policy 7.4.2.8), Measure CO-N (to reflect changes made to Policy 7.4.2.9), and Measure CO-U (to reflect changes made to Policy 7.4.2.8). The Implementation Plan, as amended in 2017, contains 229 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 177 measures have been completed³, 41 measures are in progress², and 11 measures remain to be implemented.¹ A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this report. The 2017 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.



Figure 1: 2017 General Plan Implementation Summary

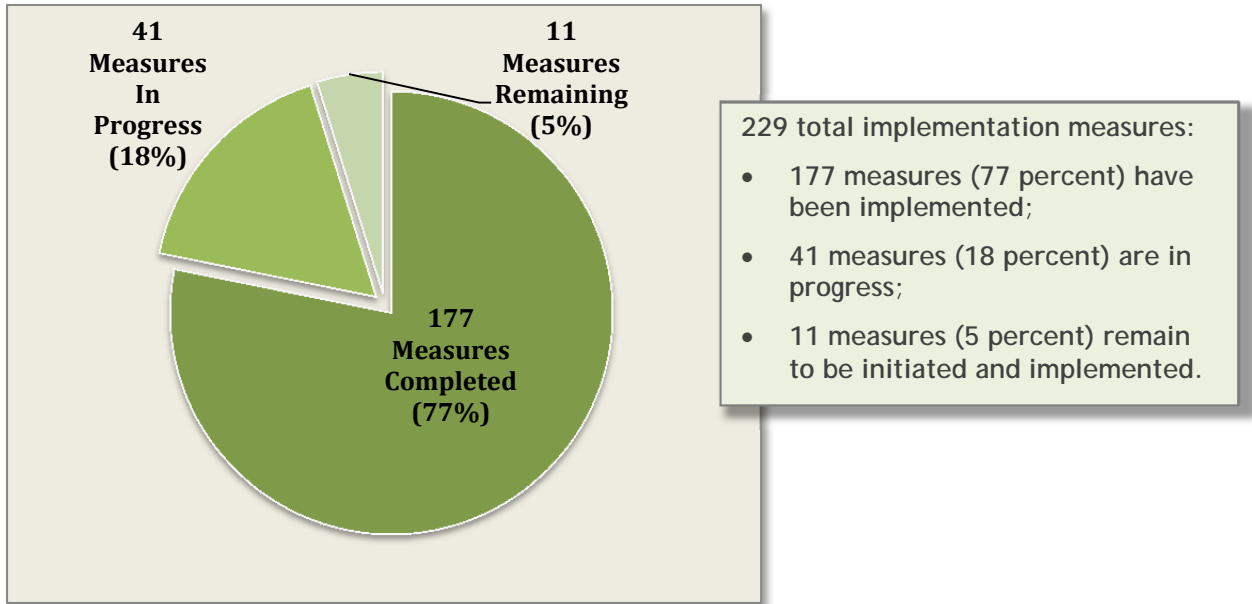


Figure 2: 2017 Status of General Plan Implementation Measures by Element

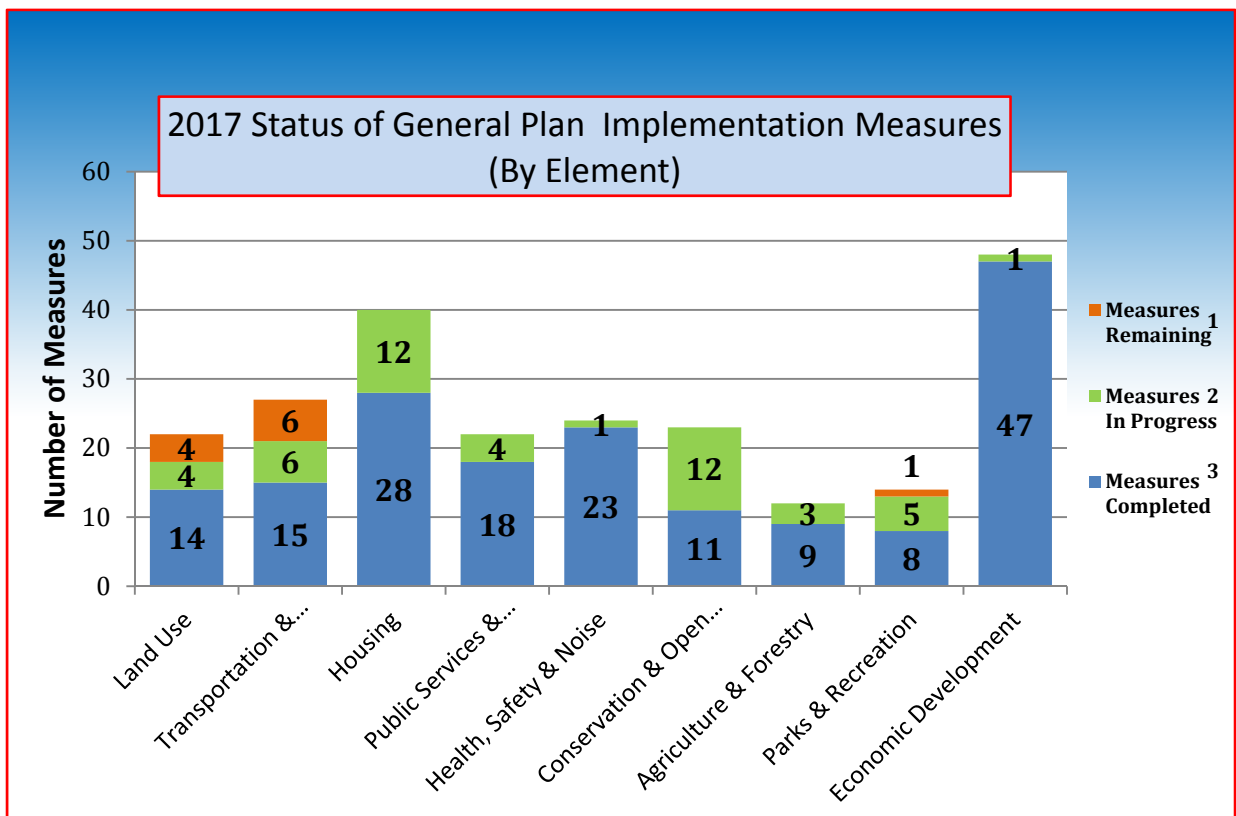




Figure 2 Notes:

- ¹ Measures shown as **“remaining”** means that no action(s) have been initiated for those identified measures as of the end of calendar year 2017.
 - ² Measures shown as **“in progress”** means that initial action(s) required by specific implementation measures have been initiated, but not completed, by the end of calendar year 2017.
 - ³ Measures shown as **“completed”** means that initial action(s) required as part of the adopted General Plan Implementation Plan have been completed for those item(s) as of the end of calendar year 2017. 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 2017 Housing Element Annual Progress Report. The 2017 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.*

In July, 2017, OPR completed a major revision to the General Plan Guidelines, the first comprehensive update since 2003. The General Plan was prepared using OPR’s General Plan Guidelines (Government Code Section 65040.2) as applicable at the time of original adoption in 2004. At that time, the General Plan included all seven mandatory elements and four additional elements. In 2004, the seven State-mandated elements of the General Plan were: 1) Land Use, 2) Mobility (Transportation and Circulation), 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, and 7) Safety. The four additional elements were: Public Services and Utilities, Agriculture and Forestry, Parks and Recreation, and



Economic Development. The Conservation and Open Space Elements were combined together as one element. In addition, Public Health was added to the combined Noise and Safety Element.

As part of OPR's 2017 revision to the General Plan Guidelines, two new general plan elements were added: 1) Environmental Justice and 2) Air Quality. A discussion of these new elements and their applicability to El Dorado County during calendar year 2017 is as follows.

Environmental Justice Element:

To date, the new Environmental Justice Element is not mandated for El Dorado County. Government Code Section 65302(h) (2016 Senate Bill 1000) requires cities or counties with Disadvantaged Communities to include either an Environmental Justice Element, or related goals, policies and objectives integrated into other elements of their general plans. "A city, county, or city and county subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of two or more (general plan) elements concurrently on or after January 1, 2018." (Government Code Section 65302(h)(2))

Government Code defines "Disadvantaged Communities" by the following criteria:

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

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

In 2017, El Dorado County did not identify any Disadvantaged Communities as defined by the above criteria, and therefore, was not required to incorporate an Environmental Justice Element into the County General Plan.



Air Quality Element:

Similar to the Environmental Justice Element, the new Air Quality Element is mandated for cities and counties with Disadvantaged Communities. According to Senate Bill 1000, cities and counties with Disadvantaged Communities, as defined by SB 1000 (*Government Code Sections 65302(h)(4)(A) and 65302(h)(4)(C)*), must also incorporate an Air Quality Element into their general plans. In 2017, El Dorado County did not identify any Disadvantaged Communities as defined by the above criteria. Therefore, the County was not required to incorporate an Air Quality Element into its General Plan.

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

On October 24, 2017, the County amended the Conservation and Open Space Element in association with the Biological Resources Policy Update Project. This Project included significant amendments to the General Plan biological resources policies, objectives and implementation measures. Also associated with this Project, the County adopted an Oak Resources Management Plan (ORMP) and an Oak Resources Conservation Ordinance (Ordinance No. 5061) to implement the ORMP.

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 County Board of Supervisors (Board) with the General Plan 2011-2015 Five-Year Review (5-Year Review) which included the 2015 General Plan Annual Progress Report as Exhibit B (Refer to the County's online [Agenda Calendar](#), Agenda Date: 10/25/2016, Item 38, Legistar File 16-0477, Attachment 2b - General Plan 2011-15 Five Year Review 10-25-16).

The Board found that the basic General Plan Assumptions, Strategies, Concepts and Objectives were fundamentally valid for the five-year monitoring period, 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 (Refer to County Online [Agenda Calendar](#), Agenda Date: 10/25/2016, Item 38, Legistar File No. 16-0477, Attachment 2B - General Plan 2011-15 Five-Year Review, 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.

On February 28, 2017, staff returned to the Board with a draft matrix containing recommended priorities for the 2017-2021 work program for County-initiated land use, transportation and storm water projects managed by Long Range Planning (Refer to the County's online Agenda Calendar: <https://eldorado.legistar.com/Calendar.aspx>, Legistar File No. 16-0069). At that time, the Board provided the following general direction regarding the project prioritization matrix:

- 1) Add time frames for project completion;
- 2) Include a discussion regarding development projects and General Plan Implementation review; and
- 3) Add a notation regarding SB 743 (changes to CEQA analysis for transit-oriented infill projects) to the matrix.

On November 7, 2017, staff returned to the Board with a revised draft matrix incorporating the Board's direction from February 28, 2017. This revised matrix was endorsed by the Board and is available on the Long Range Planning main webpage:

<https://www.edcgov.us/Government/longrangeplanning/Documents/LRP%20Project%20PriorityMatrix%20Revised%2012-17.pdf>

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:

<https://www.edcgov.us/Government/longrangeplanning/LandUse/GP5YReview/Pages/gp5yreview.aspx>

General Plan Implementation Progress/Status Reports:

https://www.edcgov.us/Government/planning/pages/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.*

On October 24, 2017, the County amended the Conservation and Open Space Element in association with the Biological Resources Policy Update Project. This Project included significant amendments to the General Plan biological resources policies, objectives and implementation measures within this element. Also associated with this Project, the



County adopted an Oak Resources Management Plan (ORMP) and an Oak Resources Conservation Ordinance (Ordinance No. 5061) to implement the ORMP.

More detailed information about this project is discussed in the Major Planning Activities in 2017 section of this report. For additional information, refer to the link below:

General Plan Biological Resources Policy Update:

<https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/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 2017, 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 2017 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: https://www.edcgov.us/Government/longrangeplanning/ProposedSpecificPlans/Pages/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, implementation measures, and General Plan implementation actions are included under the appropriate sections of this report.



4. GENERAL PLAN ELEMENTS

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

Land Use Element

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

The General Plan Land Use Diagram ([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 2017, 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 321 new residential parcels were created or entitled between January 1999 through December 2017, including one new residential parcel created by a Tentative Parcel Map in calendar year 2017.
- Recent monitoring of discretionary development between calendar years 2016 and 2017 noted changes in the number of requests for new residential lots as follows:
 - Requests for new residential lots via Tentative Subdivision Map decreased. In calendar year 2017, only 61 new lots were requested (three Tentative Maps), compared to approximately 180 new lots requested (also three Tentative Maps) in 2016.
 - Applications for Tentative Parcel Maps also decreased. In calendar year 2017, four residential Tentative Parcel Maps were submitted (approximately 10 residential lots), compared to 10 Tentative Parcel Maps (approximately 36 residential lots) submitted in 2016.
- During the monitoring period from 2000-2017, a growth trend continued in various sectors of commercial, non-residential development including the following:
 - Approximately 832¹ total building permits were finalized (completed) with new square footage;
 - Approximately 5,870,000¹ new square feet of employment-generating commercial/industrial/research and development space was created;



- During calendar year 2017:
 - 12 building permits were finalized (completed) with new square footage;
 - Approx. 25,000 new square feet of employment-generating capacity was created (approx. 44,000 less square footage than reported for 2016).

Notes:

¹ For purposes of this report, non-residential building permit square footage excludes building permits deemed unlikely to generate permanent employment capacity (e.g. canopies, cell tower permits, decks, foundations, temporary commercial buildings, airplane hangars, misc. agricultural permits, etc.). *Sources: El Dorado County Community Development Services and El Dorado County Surveyor's Office (2017).*

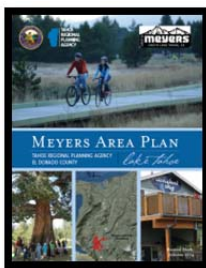
Note: All numbers are rounded.

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

1. Increasing or decreasing the capacity of one or more housing types (e.g. more multi-family vs. single-family; replacement of apartment lands with 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 2017, 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. On December 12, 2017 the Board conceptually approved the draft Meyers Area Plan, draft amendments to the General Plan and Zoning Ordinance and draft CEQA/TRPA environmental documents. The final adoption process is anticipated for completion in early 2018. Additional project information is available on the project website:

<https://www.edcgov.us/Government/Meyers>.

Implementation of the Land Use Element

In 2017, the General Plan Implementation Plan for the Land Use Element continued to move forward with 14 implementation measures completed (64%), four implementation measures in progress (18%) and four implementation measures remaining to be addressed (18%) 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*	2017 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



Table 1: Land Use Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2017 Status
LU-I	Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance; should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization.	In Progress
LU-J	Review State Route 49 for possible State Scenic Highway status; prepare documentation for identified segments	In Progress
LU-O	Coordinate with the Tahoe Regional Planning Agency (TRPA) and other agencies in the Tahoe Basin: 1) Prepare and adopt Community Plan for Tahoma/Meeks Bay area; 2) Identify additional affordable housing opportunities; 3) Modify County’s Zoning Ordinance to be consistent with TRPA Code of Ordinances and Plan Area Statements; 4) Implement actions recommended in TRPA’s periodic threshold evaluation reports.	In Progress
LU-P	Establish a program including appropriate criteria for designating Opportunity Areas; program shall include setting priorities for public infrastructure and funding support.	Remaining
LU-Q	Promote Infill Development; program shall link to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage development of affordable housing. (See General Plan page 52 for list of program components)	Remaining

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

Transportation and Circulation Element

The Transportation and Circulation Element provides the framework for decisions in El Dorado County concerning the countywide transportation system as required by California Government Code Section 65032. The system includes facilities for various transportation modes, including roads, transit, non-motorized and aviation. This element provides for coordination with the incorporated cities within the county, 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 2017, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2017, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Missouri Flat Area Master Circulation and Financing Plan Phase II, the Cameron Park Drive Interchange Alternatives Analysis, and several site-specific development project analyses.

On October 24, 2017 the Board adopted Resolution 159-2017 approved the Court ordered actions to strike text of the Measure E amendments in the Transportation and Circulation Element, Policies TC-Xa3, TC-Xa4, TC-Xa6, and TC-Xf, restoring those policies to the language in effect immediately prior to the July 29, 2016, effective date of Measure E, and added the identified Measure E "Implementation Statements."

Implementation of the Transportation and Circulation Element

In 2017, the General Plan Implementation Plan for the Transportation and Circulation Element continued to make significant progress, with 15 implementation measures completed (56%). However, six implementation measures (22%) remain in progress and six implementation measures (22%) remain to be addressed as shown in Table 2 below.



Table 2: Transportation and Circulation Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2017 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, and 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*	2017 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.

Housing Element

The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program which sets forth 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 2017 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 2017, 28 implementation measures (70%) were deemed complete and 12 measures (30%) were



in progress (40 measures total). The 2013-2021 Housing Element is available on the County website at:

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

Public Services and Utilities Element

The purpose of the Public Services and Utilities Element is to promote a pattern of development which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although 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 (88%) deemed complete and three implementation measures (12%) still in progress as shown in Table 3 below.

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

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

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

Public Health, Safety, and Noise Element

The overall focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting El Dorado County residents and visitors from existing and potential health, safety or noise hazards in El Dorado County. This Element is consistent with the requirements 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.

Conservation and Open Space Element

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



During 2017, the County continued to make progress with implementing measures associated with the Conservation and Open Space Element. Out of the original 23 implementation measures at the start of the calendar year, 3 measures were deleted as part of the 2017 Biological Resources Policy Update Project. Out of the remaining 20 measures, 15 measures (75%) have been implemented. However, 5 implementation measures (25%) remain in progress as shown in Table 5 below.

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

Incomplete Implementation Measure	Measure Summary*	2017 Status
CO-Q	Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.	In Progress
CO-R	Maintain a confidential cultural resources database of prehistoric and historic resources, including location and condition of pioneer cemetery sites. Information may be made available consistent with state and federal law.	In Progress
CO-S	Investigate becoming a Certified Local Government through the State Office of Historic Preservation.	In Progress
CO-T(1)	Work with State Department of Parks and Recreation to identify viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. Identify viewshed within four years of General Plan adoption.	In Progress
CO-T(2)	See Measure CO-T1 above. Adopt standards within six years of General Plan adoption.	In Progress

*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.



General Plan Biological Resources Policy Update

On October 24, 2017, the Board of Supervisors approved the General Plan Biological Resources Policy Update Project. This Project consists of the adoption of a General Plan Amendment to the biological resources policies, objectives and implementation measures in the General Plan Conservation and Open Space Element; Adopting an Oak Resources Management Plan (ORMP); Establishing an In-Lieu Mitigation Fee to mitigate impacts to Oak Woodland Areas and Individual Oak Trees; adopting an Oak Resources Conservation Ordinance; and certifying the Project's Environmental Impact Report (EIR). Additional information is available on the project webpage at:

<https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>

Agriculture and Forestry Element

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forest lands. Prudent management of the County's agriculture and forestry resources is needed to provide future generations with opportunities to experience both the economic benefits and rural lifestyle residents now enjoy. This current management strategy involves maintenance of large parcel sizes and minimization of incompatible land use encroachment into these resource rich lands. The County's Implementation Plan for the Agriculture and Forestry Element is fully consistent with 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 2017, progress continued with the implementation of this Element. Out of 12 required implementation measures, nine measures (75%) have been implemented and three implementation measures (25%) were in progress, as shown in Table 6 below. Key planning efforts to implement this Element include an ongoing agricultural and forest lands suitability evaluation (Implementation Measure AF-C) and development of a program to mitigate for loss of agricultural land (Implementation Measure AF-F) as discussed under the 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 was completed in 2017 as part of the Agricultural Department’s ongoing



assessment of suitable vineyard soils. This project is anticipated for completion in calendar year 2018.

Mitigation for Loss of Agricultural Lands

Implementation Measure AF-1 requires the County to establish a threshold of significance for loss of agricultural land and develop a means to mitigate losses so that this established threshold is not exceeded. During 2017, the Agriculture Department (Department) made significant progress to implement Measure AF-F1 by proposing an amendment to Board of Supervisors (Board) [Policy J-6](#) (General Plan Amendment Initiation Process). This policy requires a General Plan amendment initiation hearing before the Board for all privately-initiated development projects proposing to increase allowable residential densities. This policy also establishes criteria for evaluating proposed General Plan amendments for consistency with the General Plan's Goals and Objectives. The Department is proposing to amend Criteria No. 3 (D) ("Protects and enhances the agricultural and natural resource industries"), adding language to evaluate whether a project will mitigate for (Countywide) loss of agricultural lands by means including but not limited to voluntary fund contributions towards agricultural conservation easements (both on-site and off-site, as applicable).

Parks and Recreation Element

The Parks and Recreation Element establishes goals and policies that address the long range provision and maintenance of parks and recreation facilities needed to improve the quality of life of existing and future El Dorado County residents. The overall focus of the Parks and Recreation Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The Element also addresses the location, demand, management, and provision of parks and recreation facilities. For calendar year 2017, of a total of 14 implementation measures, eight measures (57%) have been completed, five measures (36%) were in progress, and one measure (7%) remained unaddressed as shown in Table 7 below.



Table 7: Parks and Recreation Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2017 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 2017.

- Received \$428,458 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 \$48,438 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for Education and Safety;



- Completed the 2016 Annual Rubicon Trail Report;
- 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)(this is a two year grant);
- Completed natural trail design for the El Dorado Trail/SPTC, currently in the permit phase;
- Completed extensive maintenance work on the Rubicon Trail;
- Prepared Draft River Management Plan, currently in the CEQA phase;
- Completed the 2016 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, currently in the permit phase;
- Continued ADA improvements at Forebay Park in Pollock Pines;
- Entered into a contract for a Nexus study for parks (PR-H)

Economic Development Element



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

In 2017, key planning efforts to implement this Element included development of a new Commercial Project Referral Program. The Commercial Project Referral Program was developed pursuant to Board Policy J-2, which directs “that all departments provide priority treatment for commercial and industrial projects being processed in El Dorado County, to assure that the future tax base of the County is provided in a timely manner.” The program



was initiated on September 28, 2017 and requires that every commercial project submitted to the Planning and Building Department is entered into an electronic tracking system monitored by the Community Development Services Ombudsman and Economic Development staff to ensure that this policy is being met.

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 2017.

Table 8: Economic Development Element – Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2017 Status
ED-HH	Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another; system should include data which characterizes the type and source of utilities available at each vacancy.	In Progress

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

Economic Development Division accomplishments during 2017 are highlighted below:

- Continued collaboration with the Chief Administrative Office for a system-wide approach to Economic Development objectives that involve multiple County departments while strengthening partnerships with the El Dorado County Office of Education and local Chambers of Commerce;
- Improved communication, outreach and image development by releasing a new Elevate to El Dorado Website that included a new County Promotional Video, Updated County Profile, County Economic and Demographic Profile, Demographic Snapshot, Site Selection Tools and Interactive Business Park Story Map;
- Marketing efforts were increased with the establishment of a new brand “Elevate to El Dorado,” use of social media outlets, new promotional video, interactive story maps (Historic Coloma, Business Parks & Filmed in El Dorado), and a ‘Shop Local’ banner was hung over Main Street, Placerville;
- Responded to 13 requests for information from potential business partners;



- 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, issued an RFP and awarded a contract to NEO Connect to undertake the feasibility study;
- Initiated the Commercial Project Referral Program;
- Provided small business technical assistance training programs to new and existing businesses on the Western Slope and in the Tahoe Basin with the Golden Sierra Job Training Agency, the U.S. Small Business Association, and Community Development Block Grant (CDBG) funding;
- Continued collaboration with the Board of Supervisors to establish a County-wide Strategic Plan for Economic Development, providing regular updates in the form of emails, memos and Board presentations in March, October and November;
- Continued partnership with the Greater Sacramento Economic Council (GSAC) for Economic Development business resources and recruitment support;
- Expanded County-wide Economic Development Team through the coordination of 22 individuals participating in Greater Sacramento Economic Council's Certified Champions Training;
- Funded and collaborated with local Chambers of Commerce and other non-profit organizations to promote tourism, entertainment, business, and leisure travel;
- Continued partnership 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; and
- Sponsored and attended the 2017 Tri-County Job Fair.



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 October 2017, in association with the Biological Resources Policy 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 57 Mitigation Measures identified in the 2004 General Plan EIR, 42 Mitigation Measures (74%) have been completed, 13 impacts (23%) are in progress of being addressed and two impacts (4%) 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.

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].

In October, 2017, the Conservation and Open Space section of the Implementation Plan was amended with the completion of the Biological Resources Policy Update Project. Amendments to the Conservation and Open Space section included deletion of three Implementation Measures: Measure CO-M (to reflect changes made to Policy 7.4.2.8), Measure CO-N (to reflect changes made to Policy 7.4.2.9) and Measure CO-U (to reflect changes made to Policy 7.4.2.8). Other amendments included changes to Measure CO-K (to remove reference to eliminated Objective 7.4.3), Measure CO-L (revised to reflect changes to Policy 7.4.2.8) and Measure CO-P (revised to reflect changes to Policy 7.4.4.4 and the Oak Resources Management Plan, or ORMP). The amended Implementation Plan for the Conservation and Open Space Element is located on the County Long Range Planning webpage:

<https://www.edcgov.us/Government/longrangeplanning/environmental/Documents/Reso-128-2017-Adopt-General-Plan-Amendment-10-24-2017.pdf>

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-I) 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 2017 included two General Plan Amendments, six Zoning Ordinance Amendments, and 28 Discretionary Development Applications that were approved.

General Plan Amendments

New development projects that do not conform to the General Plan may request General Plan Amendments (“GPAs”) that might alter specific aspects of the General Plan when such a change is found to be consistent with the General Plan’s overarching goals, strategies and objectives. The following two General Plan Amendments were initiated during calendar year 2017.

In-Process General Plan Amendments During 2017

Privately-Initiated

Oliver Rezone (A17-0001)

On June 15, 2017, a request was submitted to amend the General Plan Land Use Designation of Commercial (C) to High Density Residential (HDR) for Assessor’s Parcel No. 329-162-59. This request is also associated with a proposed rezone from Commercial Limited (CL) to Single-Unit Residential (R1) in the Placerville area (Z17-0003).

Completed in 2017

County-Initiated

General Plan Biological Resources Policy Update

As discussed in the Major Planning Activities in 2017 section of this report, on October 24, 2017, the Board of Supervisors approved the General Plan Biological Resources Policy Update Project. This Project consisted of the adoption of a General Plan Amendment to the biological resources policies, objectives and implementation measures in the General Plan Conservation and Open Space Element; Adoption of an Oak Resources Management Plan (ORMP); Establishing an In-Lieu Mitigation Fee to mitigate impacts to Oak Resources; adopting an Oak Resources Conservation Ordinance; and certifying the Project’s Environmental Impact Report (EIR). Additional information is available on the project webpage at:

<https://www.edcgov.us/Government/longrangeplanning/environmental/Pages/biopolicyupdate.aspx>



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", which became effective on July 29, 2016. This initiative required amending 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: https://www.edcgov.us/Government/Elections/pages/previous_measures.aspx.

On July 29, 2016, Alliance for Responsible Planning initiated an action in the El Dorado County Superior Court challenging the constitutionality and validity of Measure E and proponents of Measure E, Save Our County and Sue Taylor, subsequently intervened as respondents (*Alliance for Responsible Planning v. El Dorado County Board of Supervisors, et al.*, PC-20160346).

On September 1, 2017, the El Dorado County Superior Court entered its judgment ordering a Peremptory Writ of Mandate ruling that certain aspects of Measure E are unconstitutional, violate state law, and are inconsistent with the County's General Plan.

On October 24, 2017 the Board adopted Resolution 159-2017, which approved the Court ordered actions to "strike the text of the Measure E amendments to Policies TC-Xa3, TC-Xa4, TC-Xa6, and TC-Xf from the El Dorado County General Plan", and "restore those policies to the language in effect immediately prior to the July 29, 2016 effective date of Measure E." Resolution 159-2017 also added specified Measure E "Implementation Statements." (Refer to the County's online [Agenda Calendar](#), Agenda Date: 10/24/2017, Item 32, Legistar File No. 17-1114.)



Zoning Ordinance Amendments

The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. Zoning Ordinance map and/or text amendments processed by the County in calendar year 2017 are noted below.

Completed in 2017

Two Zoning Ordinance amendments were approved during calendar year 2017:

County-Initiated

Medical Cannabis Distribution/Outdoor Medical Cannabis Cultivation for Personal Use (Ordinance No. 5067)

On November 7, 2017, the County adopted Ordinance No. 5067, amending two previous zoning ordinances adopted September 24, 2013 regarding the distribution and use of cannabis, previous Ordinance No. 4999 (Distribution) and previous Ordinance No. 5000 (Outdoor Medical Cannabis). Ordinance No. 5067 amended two existing Sections of the Zoning Ordinance, Section 130.14.250 (Distribution - retitled "Medical Cannabis Distribution") and Section 130.14.260 (Outdoor Medical Cannabis - retitled "Outdoor Medical Cannabis Cultivation for Personal Use"). This amended ordinance was adopted with the primary purpose of implementing civil enforcement procedures for outdoor medical cannabis.

Oak Resources Conservation Ordinance (Ordinance No. 5061)

On October 24, 2017, the County adopted Ordinance No. 5061 (Oak Resources Conservation) in association with the General Plan Biological Resources Policy Update Project. This ordinance establishes standards for implementing the County's Oak Resources Management Plan (ORMP) and encourages conservation of oak resources including retention or replanting. The ordinance also discourages unnecessary removal of oak trees by charging an in-lieu mitigation fee for removal of oak trees and oak woodlands.



In-Process Zoning Ordinance Amendments Submitted in 2017

Privately-Initiated

Cameron Ranch Rezone (File No. Z17-0001)

Submitted on February 10, 2017, this project consists of a request for a zone change from Residential Multi-Unit with Airport Safety and Design Control Overlays (RM/AA/DC) to Residential Multi-Unit with Airport, Design Control and Planned Development Overlays (RM/AA/DC/PD) for a proposed 41-lot residential subdivision in the Cameron Park area.

Siller Brothers Rezone (File No. Z17-0002)

Submitted on March 8, 2017, this project consists of a request for a zone change from Rural Lands-40 (RL-40) and Forest Resource-160 (FR-160) to Timber Production Zone (TPZ) in the Georgetown area.

Oliver Rezone (File No. Z17-0003)

Submitted on June 15, 2017, this project consists of a request for a zone change from Commercial Limited (CL) to Single-Unit Residential (R1) for a single parcel in the Placerville area.

El Dorado Hills 52 Rezone (File No. Z17-0004)

Submitted on October 10, 2017, this project consists of a rezone request for a 42-acre property, from Regional Commercial-Planned Development (PD-CR) to Community Commercial-Planned Development (PD-CC) for a future shopping center and mini-storage facility.

Discretionary Development Applications

In 2017, 70 discretionary development applications were submitted to the County. Discretionary development applications are subject to conditions of approval that require consistency with General Plan goals and objectives. The discretionary development applications received by the Planning and Building Department during calendar year 2017 are summarized in Table 9 below.



Table 9: Summary of Discretionary Development Applications Filed in 2017^{1, 2, 3}

Application Types	Applications Submitted in 2017			
	New Request	Approved	Denied/ Withdrawn/ Unpaid	Still in Process
General Plan Amendments (Privately-Initiated)	1			1
Discretionary Certificates of Compliance	1			1
Development Agreements	1			1
Design Review Permits	6	2	1	3
Tentative Parcel Maps	9	4		5
Tentative Subdivision Maps	3			3
Special Use Permits	21	7	2	12
Planned Developments	2			2
Specific Plans				
Rezones	4			4
Variances	3	2		1
Temporary Use Permits	12	12		
Williamson Act Contracts	3		1	2
Pre-Applications	4	1		3
TOTALS	70	28	4	38

Table 9 Notes:

1. Table only identifies applications initiated in 2017.
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.asp>

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.*

During 2017, the County continued ongoing intergovernmental coordination with the City of Placerville regarding City/County housing programs and various opportunities to streamline delivery of public services and programs. The County also coordinated regional transportation planning efforts with the El Dorado County Transportation Commission (EDCTC) including participation in monthly meetings with EDCTC staff. The County also coordinated with the Sacramento Area Council of Governments (SACOG) by participating in meetings with SACOG's Regional Planning Partnership, Planners Committee, SB743 Implementation Working Group, and Regional ITS Partnership. Ongoing coordination efforts included providing input in the updates to the region's long-range Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), distribution of affordable housing in the region, Regional Housing Needs Assessment (RHNA) and planning efforts related to land use, transportation, and air quality. During 2017, the County also participated with Caltrans on the Highway 50 Integrated Corridor Management Group and Caltrans District 3 Region Managed Lanes Working Group, and coordinated with the Tahoe Regional Planning Agency (TRPA) with development of the Meyers Area Plan Update.

- 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.*

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. For excellence in design, the Mixed Use Design Manual won the 2017 Award of Excellence in Urban Design from the California Chapter of



the American Planning Association, Sacramento Valley Section. The Mixed Use Design Manual is available on the County website:

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

As of calendar year 2017, no mixed use development projects were submitted to the County.

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.

In 2017, 70 Discretionary Development Applications (see Table 9 on page 39) were submitted to the County. Conditions of approval require a finding of consistency with the General Plan Vision, Goals and Objectives supporting efficient development patterns.

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.

The Office of Economic Development, under the Chief Administrative Office, was established to implement the County's economic development strategy. In calendar year 2017, 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 that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. In addition to the annual reporting and monitoring data found in this report, completion of the next five-year review is anticipated in October 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, transportation, and stormwater management 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.* Long Range Planning is comprised of four teams: Land Use (includes Housing, Community and Economic Development Programs), Transportation, Storm Water (the Storm Water team works to protect the valuable water resources of El Dorado County), and Administrative Support.

In 2017, the County reorganized the Community Development Agency into Community Development Services and incorporated the Long Range Planning Division into the new Planning and Building Department. The Long Range Planning mission remained unchanged under the new organizational structure. Long Range Planning continued to oversee major land use projects in 2017 including the



General Plan Biological Resources Policy Update, the Meyers Area Plan Update and three specific plans.

The Storm Water team 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 enhance construction site management, 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 one large-scale erosion control project, successfully registered catchments in the Lake Clarity Crediting Program and also certified an annual storm water monitoring report for the Tahoe Basin.

In addition, Long Range Planning completed, initiated or made considerable progress on several transportation and circulation projects, including the 2017 CIP Book, the 2017 Minor Update to the TIM Fee Program Schedule, the 2018 technical update to the TIM Fee Program, the Missouri Flat Road Master Circulation and Financing Plan Phase II study, the Cameron Park Interchange alternatives analysis and the Pleasant Valley Road Systemic Safety Analysis Report project.

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

Economic Development Program Summary

During 2017, The Office of Economic Development implemented a countywide discussion regarding Broadband service, considered to be critical infrastructure for economic development. Economic Development also secured an award of an Economic Development Agency (EDA) grant to fund a countywide feasibility study regarding broadband deployment, issued a Request for Proposals (RFP) and awarded a contract to the firm NEO Connect to undertake the feasibility study.

Department of Transportation Program Summary for Grant Funded Projects

During 2017, the Department of Transportation completed several roadway, bridge, active transportation, and erosion control projects for both the West Slope and the Lake Tahoe Basin utilizing a variety of grant funding sources. The projects are summarized below.



West Slope:

Blair Road at EID Canal Bridge Replacement Project: Construction was completed in 2017 and included replacement of the bridge with culverts at the EID canal crossing, and widening and minor realignment at the bridge approaches. The Project utilized Highway Bridge Program (HBP) federal grant funding.

Green Valley Weber Creek Bridge Replacement Project: Construction was completed in 2017 and included replacement of the bridge at Weber Creek, widening and realignment of Green Valley Road to the new bridge approaches, and improvements to the drainage along Green Valley Road. The Project utilized HBP federal grant funding.

Ice House Road at Jones Fork Silver Creek Bridge Maintenance Project: Construction was completed in 2017 and included joint and paint maintenance work and replacement of the bridge bearings. The Project utilized HBP federal grant funding.

U.S. 50/Missouri Flat Road Interchange - Phase 1B.2: Construction was completed in 2017 and was the second phase of the Class 1 bike path and pedestrian facility between Missouri Flat Road and Placerville Drive along U.S. Highway 50. The Project constructed the bike and pedestrian facility portion between the Weber Creek bridge and the Placerville Drive overcrossing. The Project utilized Congestion Mitigation and Air Quality (CMAQ) federal grant funding.

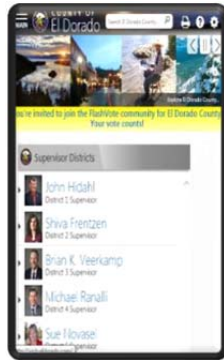
Lake Tahoe Basin:

Meyers Stream Environment Zone/Erosion Control Project: Construction was completed in 2017 and will help to improve the clarity of Lake Tahoe by reducing the detrimental water impacts of the Meyers residential area on Lake Tahoe clarity. The Project will reduce the transport of fine sediment from the Project area by constructing water quality Best Management Practices. The Project utilized California Tahoe Conservancy Planning and Improvement grant funding, Tahoe Regional Planning Agency - Stream Environment Zone Mitigation funding, and United States Forest Service Planning and Site Improvement grant funding.



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

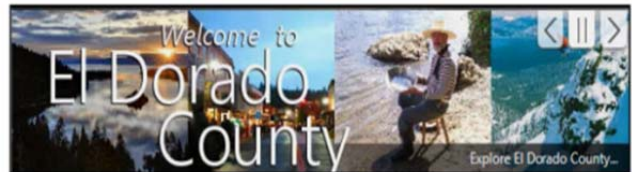
Development of a New El Dorado County Website



In 2017, the County developed a new website to provide more useful, real-time information in an updated and modern format. The new website was launched in June 2017 as part of the County’s commitment to good governance outlined in its Strategic Plan.

A new webpage was one of the Board of Supervisor’s priority projects and reflects the needs of those looking for County-provided programs and services, information on how to do business with the County, emergency services, County departments, news, and more. The new website also has an improved search function for users who aren’t familiar with the contents of the website and allows for easier access to online services and links that provide complementary services and information throughout the County.

The site’s homepage has images that capture the many different facets of El Dorado County, from a bustling downtown, tranquil nature settings and rustic wineries and a nod to its history and unmatched recreation opportunities.



The homepage also includes quick references to the Board of Supervisors and their districts, along with a search box that allows users to type their address to find out which Supervisorial district they live in, a real-time view of the County’s social media posts and press releases, and a continuously updated status map of the County’s roads, parks and trails. Finally, the homepage contains quick links to County resources, online services and popular links site-wide.

Development of New Land Management and Property Tax Systems

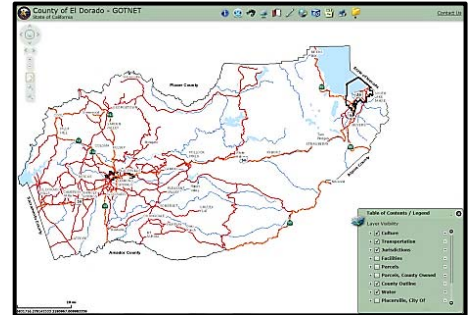
In 2017, the County completed substantial work on two new electronic land management tools. The Planning and Building Department developed a new “TRAKiT” planning, permitting and parcel management system to replace the current Land Management Information System (LMIS) and the Assessor’s office



purchased a new “Megabyte” property tax management system to replace their aging mainframe based system. Both systems are scheduled for implementation in early 2018.

El Dorado County’s Web-Based Land Use Data System: “UGOTNET”

First developed in 2016 and continually enhanced through 2017, the El Dorado County Surveyor’s office developed a web-based application for viewing land use related data, including zoning and general plan land use map changes. This application known as UGOTNET,

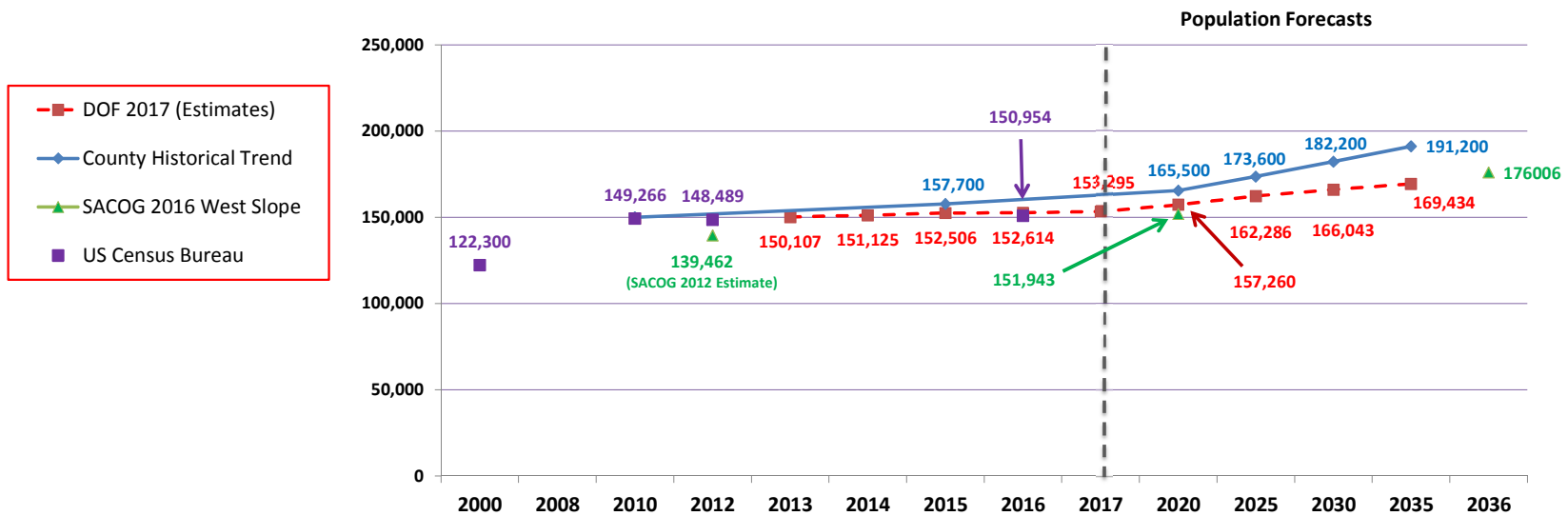


<http://gem.edcgov.us/ugotnet/>, is comprehensive in both the richness of its data and functionality. UGOTNET provides access to parcel, road, jurisdictional, land use, zoning, and imagery layers. Dynamic links to federal and state hosted services enable the users to integrate flood zone, imagery, soils, and survey layers with the local datasets. This application also enables users to access land use data via mobile devices such as tablets and smart phones.

Users can query, select, spatially select, clip, and extract data from UGOTNET 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 is that users can upload their own data and view it in relation to the many UGOTNET layers.

APPENDIX A - GROWTH MONITORING CHARTS

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



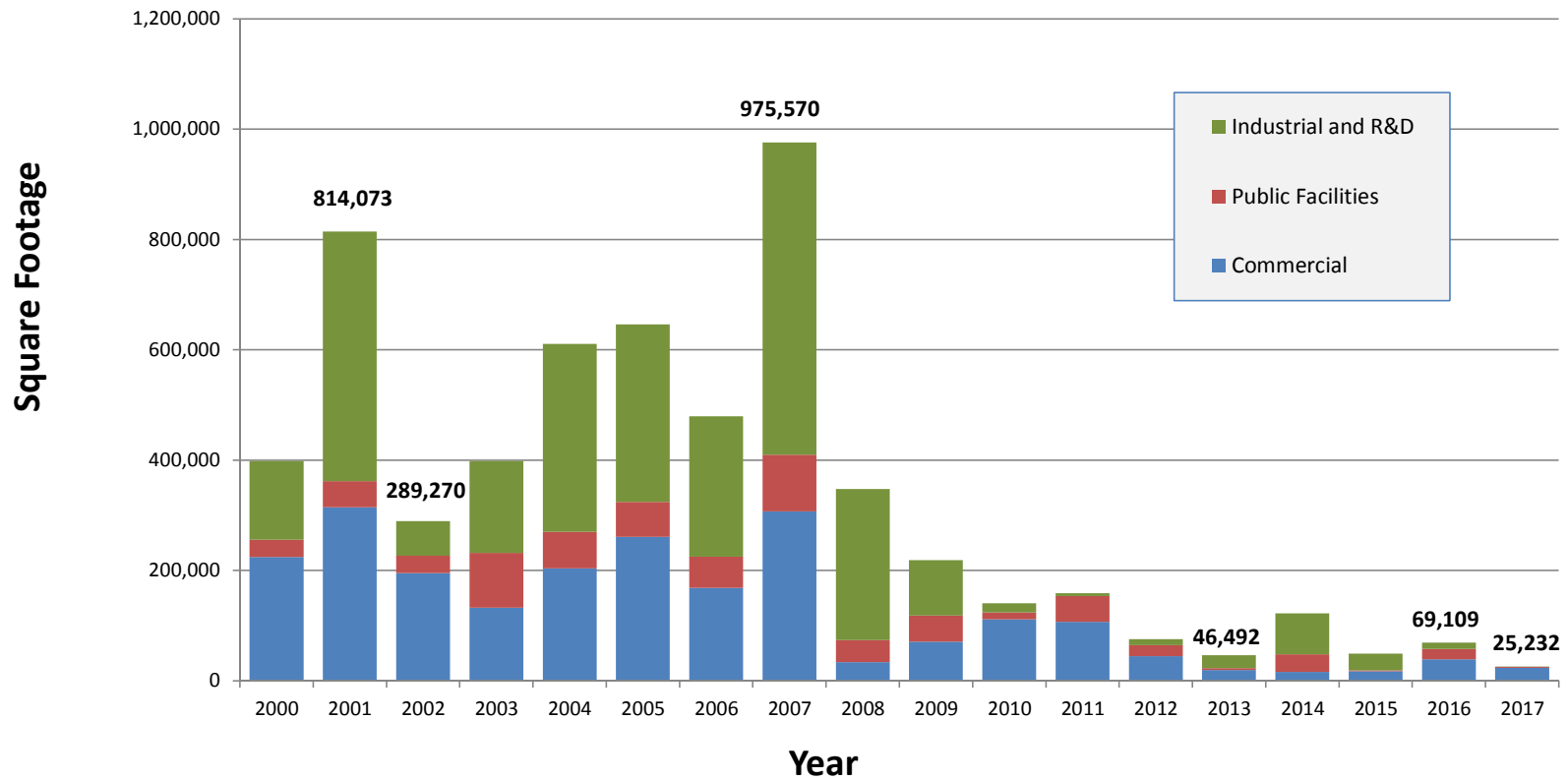
Sources:

1. DOF 2017 Estimates. 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, 2016 ACS 5-Year Estimates

*Includes SACOG 2036 Population Projection

APPENDIX A - GROWTH MONITORING CHARTS

New Non-Residential Square Footage (Employment Capacity) 2000-2017*

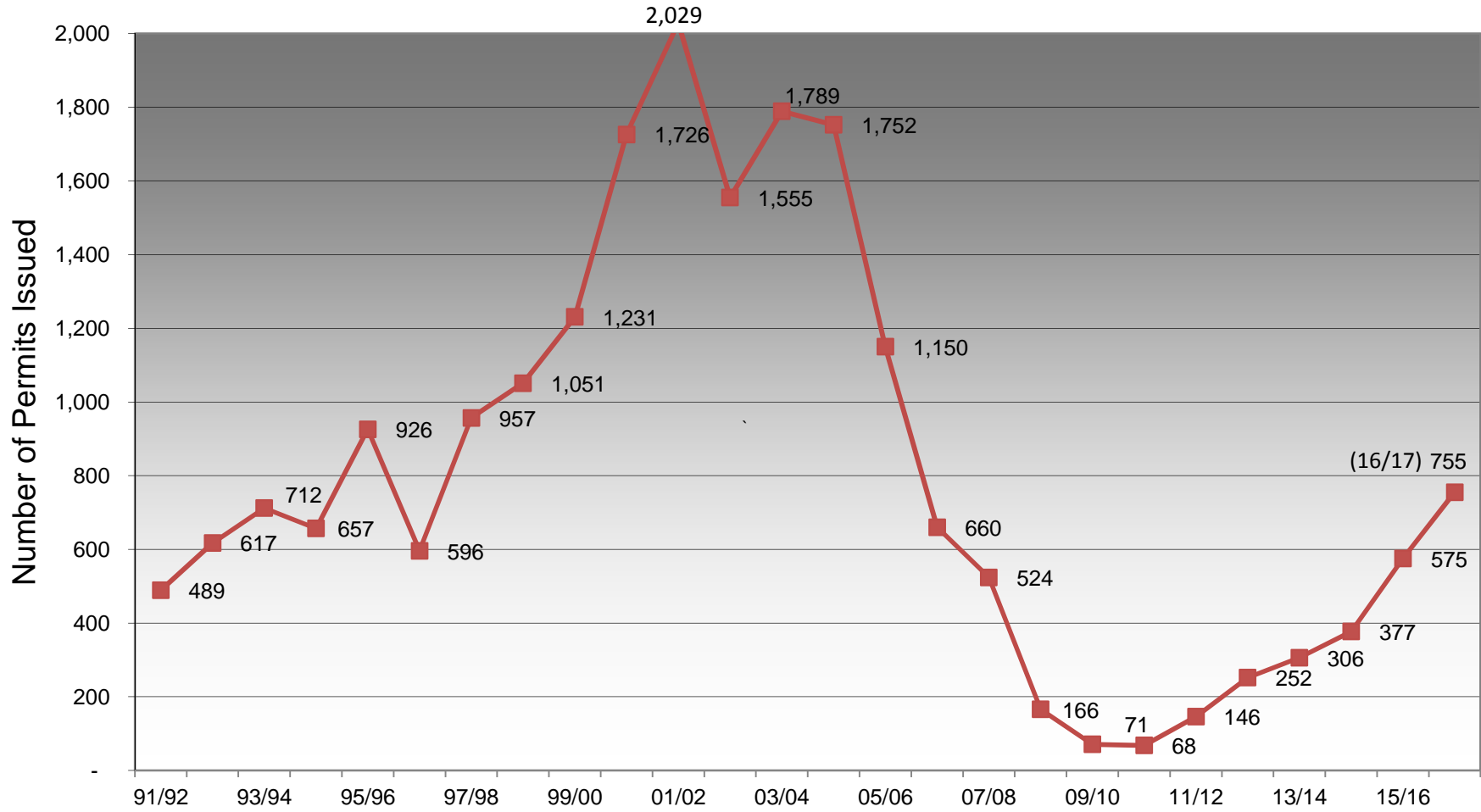


*Square footage/employment capacity is based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan.

Sources: El Dorado County Community Development Services and Surveyor's office, 2017.

APPENDIX A - GROWTH MONITORING CHARTS

Single Family and Multi Family Residential Permits
El Dorado County West Slope
1992-2017

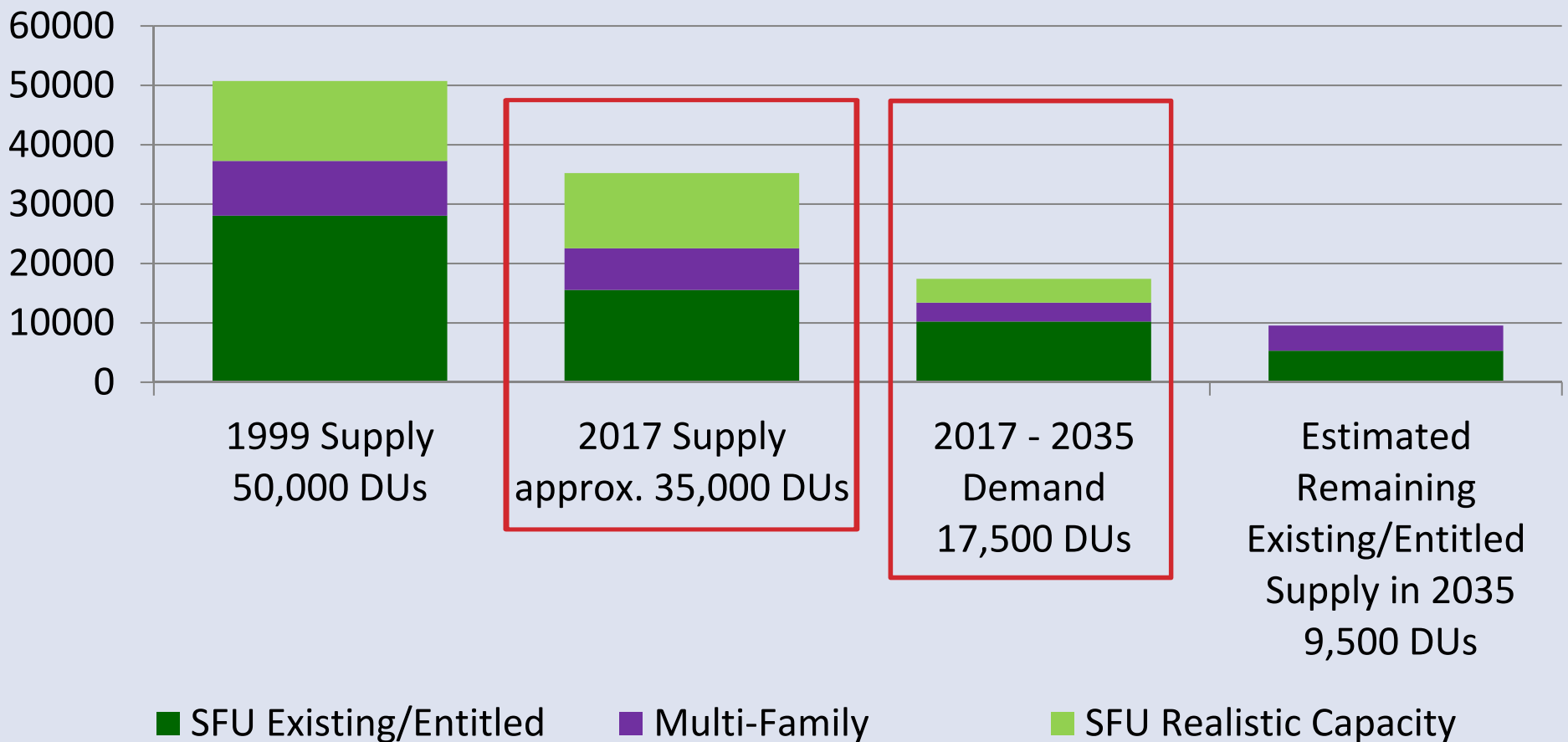


Actual SF and MF Permits

Source: El Dorado County Community Development Services, 2017

APPENDIX A - GROWTH MONITORING CHARTS

WEST SLOPE HOUSING SUPPLY (1999, 2017 & 2035) WITH 20-YEAR DEMAND FORECAST (2017-2035) WITHOUT LAND USE CHANGES



DU = Dwelling Units, SFU = Single Family Unit



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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	
Second Dwelling Units	SU	R		31			31	31	Other		Deed Restricted - not included above
CHF Homebuyer Assistance Programs	SF	O		28			28	28	Other		Income Restricted Program
Hardship Mobile Homes	MH	O	16				16	16	Other		Deed Restricted//NOR
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶				15	697						
(10) Total by income Table A/A3 ▶ ▶			16	59	15	697	75	75			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

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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

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(3) Acquisition of Units				N/A	40 year affordability
(5) Total Units by Income	0	0	0		

* Note: This field is voluntary

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

	1. Single Family	2. 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	1	0	14	15	County does not meet Urban definition
No. of Units Permitted for Above Moderate	697	0	0	0	0	697	

* Note: This field is voluntary

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	Total

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Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		to Date (all years)	Remaining RHNA by Income Level
Very Low	Deed Restricted	1,086	1			16						17	1,069
	Non-deed restricted												
Low	Deed Restricted	762	59	8	5	31						103	587
	Non-deed restricted			10	34	28						72	

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Moderate	Deed Restricted	823											783
	Non-deed restricted		13		12	15					40		
Above Moderate		1,757	343	697	656	697						2,393	-636
Total RHNA by COG. Enter allocation number:		4,428	416	715	707	787						2,625	1,803
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1	HO-2013- 1	Review land use patterns to identify areas for future housing objectives. (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 12/15/15, as part of Zoning Ordinance Update approved by Board of Supervisors. Multi-family density was retained at 24 units.

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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.

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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	Completed and ongoing. On 10/24/17, the Board of Supervisors adopted the Oak Resources Management Plan and Oak Resources Conservation Ordinance which includes some exemptions and mitigation reductions for projects with affordable housing (Ordinance No. 5061, Section 130.39.050(E) and (K)).
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.
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.

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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. The County will embark on a Community Planning project in 2018 to establish community design guidelines to include multifamily development resulting in more streamlined review.
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 on 12/15/15 (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 12/15/15, 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).

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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. CDBG grant application submitted December 2017 for first time homebuyer loan program funding.
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 8/30/16. Application submitted to CDBG December 2017 for housing rehabilitation program funding. The County assisted 161 households with weatherization services in 2017.
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 is working with a potential developer of affordable housing to secure Tax Credit funding for an 80-unit income-restricted project in the Diamond Springs area.

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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 has a total of 374 Housing Choice Vouchers issued in 2017.
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. County Board of Supervisor's Policy B-11 provides hardship fee deferrals for very-low income residents to bring their homes into compliance with code standards.
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. County is meeting with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities.

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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
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. The County issued 1,657 Solar permits in 2017. The County's Energy & Home Weatherization Program is ongoing. Weatherization Programs provided 161 low-income households with energy efficiency improvements in 2017.

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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. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planning Association, California Sacramento Valley Section Chapter, for its Mixed Use Design Manual adopted by the Board of Supervisors on 12/15/15.
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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.
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 as funding allows.
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	Ongoing. Analysis of individual projects is ongoing as needed. Model study for analysis of potential fiscal impacts initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress.
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	Completed and ongoing. The County completed a Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update in December 2016 providing fee reductions in several areas of the county effective 2/13/17. The Board of Supervisors adopted a minor Traffic Impact Mitigation Fee Update 12/12/17.
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. The County removed Traffic Impact Mitigation (TIM) fee for all second dwelling units. Ordinance 5045, adopted 12/6/16, and effective 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.

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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.

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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.
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General Comments: (note to be removed prior to submission: print permits issued reports. Subtract replacement permits and reactivated permits for final numbers. This has been past practice as well so apply to audits.

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