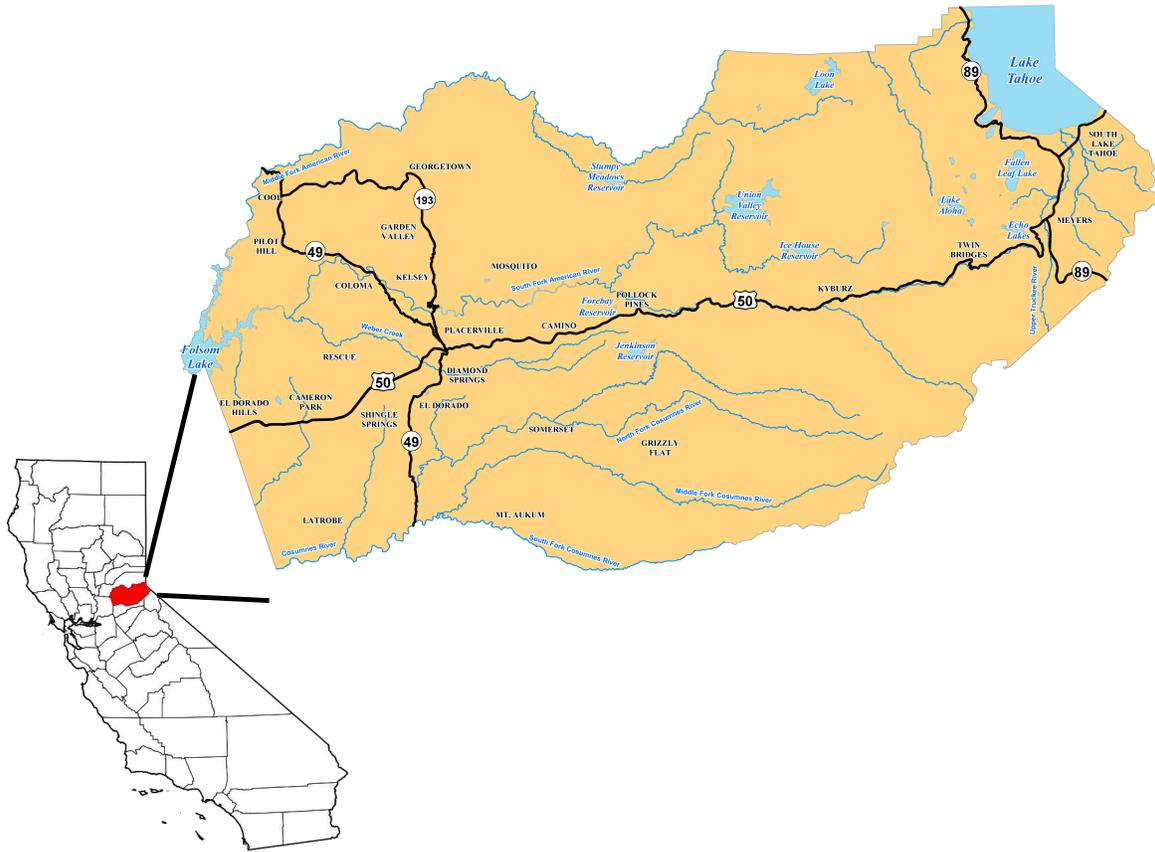


2024 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



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

Board of Supervisors, March 25, 2025





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1. INTRODUCTION

An annual progress report for General Plan implementation is required to be submitted to the El Dorado County (County) Board of Supervisors (Board), the California Governor’s Office of Land Use and Climate Innovation (LCI), formerly the Governor’s Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). This report was presented to the County Board on March 25, 2025. The item presented to the Board is available on the County’s online [Agenda Calendar](#), Board Agenda Date: 03/25/2025, Legistar File No. 25-0374. The annual report includes:

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

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

This report supports General Plan Policy 2.9.1.1 which states that the County must “monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County’s growth.” As directed by the General Plan (Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4), the results of this monitoring process are to be examined at five-year intervals. If the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County may make appropriate adjustments to the Plan’s development potential, including the adjustment of Community Region and Rural Center boundaries, as part of the five-year review process. The last General Plan five-year review for 2016-2020 was completed in March 2024. The next five-year review for 2021-2025 will be completed in 2026.

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 County residents, businesses, and visitors for the near future.

2. MAJOR PLANNING ACTIVITIES IN 2024

Major planning activities related to General Plan implementation either completed or ongoing during the 2024 calendar year summarized below. General Plan implementation tasks are discussed in detail under appropriate section(s) for each General Plan Element.

Title 130 Zoning Ordinance Amendments



Adopted Interim Design Standards: On December 3, 2024, the County Board adopted the Interim Objective Design Standards and Guidelines (IDSG) for state streamlined, ministerial multifamily, and mixed-use projects and Interim Design Standards and Guidelines for multifamily, mixed-use, and commercial projects in the County's Community Regions and Rural Centers (Refer to the County's online

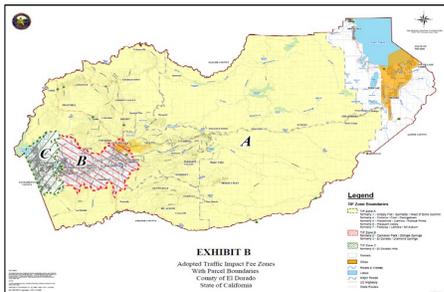
[Agenda Calendar](#) Board Agenda Date: 12/3/24, Item 37, Legistar File 24-1961). The Interim Design Standards serve as the template and launching pad for adoption of future permanent design standards, which the Board directed to commence in early 2025.



General Plan Safety Element Update

General Plan Safety Element Update: The Board approved General Plan Amendment (GPA24-0002) on May 21, 2024 (Refer to the County's online [Agenda Calendar](#), Board Agenda Date: 5/21/2024, Item 47, Legistar File 24-0938). The approved update to the Public

Health, Safety, and Noise Element (Safety Element) addressed fire risk in State Responsibility Areas (SRAs) and brought the Element into compliance with recent State legislation pursuant to Senate Bills 379, 1035, 1241, and 1000 as well as Assembly Bills 2140, 747, and 1409. There is more information provided below on the Safety Element Update.



Traffic Impact Fee (TIF) Program Annual Update

On May 21, 2024, the Board adopted Resolution 079-2024 for the 2024 TIF Schedule Annual Update. (Refer to the County's online [Agenda Calendar](#), Board Agenda Date: 05/21/2024, Item 41, Legistar File: 24-0594.). The TIF Program is a funding source for the County to use to offset

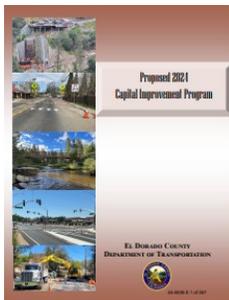
the costs of impacts to the county's transportation system created by new development. Fees



collected by the TIF Program are used to fund transportation improvements needed to accommodate growth anticipated by the County's General Plan. General Plan Implementation Measure TC-B requires annual updates to the TIF Program for changes in project costs. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widening, roadway intersection improvements, and transit facilities.

Traffic Impact Fee (TIF) Program Major 5-Year Update

On December 3, 2024, the Board adopted Resolution 213-2024 for the 2024 TIF Schedule Major Update. (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 12/03/2024, Item 34, Legistar File: 24-1686.) This work focused on updating baseline year estimates for the number of residential dwelling units and jobs, while preparing new growth rates and projections for residential and non-residential growth from 2023-2045. The Travel Demand Model was also updated and utilized to identify a list of projects to be included in the TIF Program going forward. Finally, an updated Nexus model was prepared to determine the new fee schedule.



Capital Improvement Program (CIP) Annual Update

On June 18, 2024, the Board adopted the 2024 Capital Improvement Program (CIP) Book. The 2024 CIP includes the following four programs: the County's West Slope Road and Bridge Program, Tahoe Environmental Improvement Program, Airport Program, and Capital Overlay and Rehabilitation Program. (Refer to the County's online [Agenda Calendar](#), Board Agenda Date: 06/18/2024, Item 25, Legistar File: 24-0838). The Capital Improvement Program (CIP) Board workshop for the 2024 CIP was held on March 5, 2024 (Item 18, Legistar File: 24-0239) with the Planning Commission making a finding of General Plan Consistency on April 11, 2024 (Item 3, Legistar File: 24-0616). The CIP is the long-range plan for all individual capital improvement projects, including cost estimates, schedules, and funding sources. It provides strategic direction for capital projects over a current year, 5-, 10-, and 20-year horizon. The CIP is used as a planning tool and is updated annually as new information becomes available regarding Board priorities, funding sources, project cost estimates, and timing.

To ensure that growth is consistent with the General Plan and does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A. General Plan Policy TC-Xb and Implementation Measure TC-A requires the County to prepare an annual CIP for the West Slope Road/Bridge Program specifying expenditures for roadway improvements within the next 10 years. General Plan Policy TC-Xb and Implementation Measure TC-A also requires a Major CIP and TIF Program update every five years, in line with the major review of the General Plan, specifying expenditures for roadway improvements within the next 20 years.

The 2024 CIP Book and additional project information are available on the County website: <https://www.edcgov.us/Government/dot/Pages/cip.aspx>.



3. GENERAL PLAN OVERVIEW

Background and History

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

2024 General Plan Updates

The Board approved a General Plan Amendment (GPA24-0002) amending the Public Health, Safety, and Noise Element (Safety Element) on May 21, 2024. The Safety Element addresses community noise problems, in accordance with Government Code Section 65302(f). This element satisfies the State mandated requirements for the safety general plan element. The Safety Element Update addresses fire risk in state responsibility areas (SRAs) and land classified as very high fire hazard severity zones in SRAs. The Safety Element Update addresses climate change hazards, including a Climate Vulnerability Assessment (CVA), and incorporates climate adaptation and resiliency strategies that complement the County’s Local Hazard Mitigation Plan. The County’s CVA identifies risks that climate change poses to the County and the geographic areas at risk from climate change impacts following the guidance found in Senate Bill 379 and other relevant vulnerability assessment tools and guides, meeting the requirements in Government Code section 65302(g). The County Safety Element incorporates the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) update, which will identify specific hazard mitigation actions are developed to reduce or eliminate hazard risk for County residents. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities which will further support community safety and resilience.

Upcoming General Plan Updates

Conservation and Open Space Element: Staff is in the process of initiating an update to the General Plan Conservation and Open Space Element, pursuant to Senate Bill 1425 (Stern, 2022). This update will address multiple specific topics including equitable access to open space for all residents, correlated with the Environmental Justice Element; climate resilience and other co-benefits of open space, correlated with the Safety Element; and rewilding opportunities, as defined by Senate Bill 1425, correlated with the Land Use Element. The law requires all cities and counties to review and update the Open Space Element by January 1, 2026.



2024 General Plan Implementation Annual Progress Report

Staff will also be undertaking the task of reviewing and updating the Conservation and Open Space Element of the General Plan as directed by Assembly Bill 1889 (Friedman, 2024). The purpose of this update is to identify and analyze connectivity areas, permeability, and natural landscape areas within the jurisdiction; identify and analyze existing or planned wildlife passage features to ensure that planned development does not undermine their effectiveness; consider the impacts of development and the barriers caused by development to wildlife and habitat connectivity; avoid, minimize, or mitigate impacts and barriers to wildlife movement to the extent feasible; and analyze and consider opportunities to remediate existing barriers to wildlife connectivity and restore degraded habitat and open space. This law requires all cities and counties to review and update the Conservation Element in the next adoption or revision of one or more elements on or after January 1, 2028.

Tahoe El Dorado Area Plan (GPA23-0001, SP23-0001, Z23-0005): The Planning Department has coordinated with the Tahoe Regional Planning Agency (TRPA) to facilitate an expanded Area Plan. In the Tahoe Basin, the TRPA Regional Plan was adopted and replaced the General Plan (Policy 2.2.1.2). Area Plans, like Specific Plans, amend the TRPA Regional Plan, and by default, our General Plan. This expanded and updated Area Plan will also replace both the TRPA Plan Area Statements and the County Zoning with a single document. The Plan Area Statements were adopted in the late 1980's and the County Zoning is assumed to be just as old. The TED area plan will encompass the current Meyers Area Plan (revised in 2022) and will incorporate other areas of the County within the Tahoe Basin, including Tahoma, Meeks Bay, Emerald Bay, and Christmas Valley. The TED Area Plan will also identify and incorporate modern planning practices and implement actions recommended in TRPA's threshold evaluation reports.

Facilitation of this expanded Area Plan began in August 2023 with a presentation to the Board of Supervisors District 5 advisory group. Early public outreach and engagement efforts began in 2024. Those efforts included 4 in-person events, two remote events, and an online survey to hear public input regarding the future of their neighborhoods. Staff also provided updates to the County Board and Planning Commission. The County's consultant for the project has developed a website (TEDareaplan.com) which will provide the public with a single source of information including the existing planning documents and the future EIR/EIS and draft Area Plan. Staff is currently drafting the plan with an anticipated adoption date in 2027.

State General Plan Annual Progress Report Guidance Memo

On January 30, 2024, the Governor's Office of Land Use and Climate Innovation (LCI), formerly the Governor's Office of Planning and Research (OPR), released an updated *General Plan Annual Progress Report Guidance Memo* for the 2024 reporting year and beyond. The 2024 *Memo* suggested that the General Plan Annual Progress Report (APR) should include the following general contents:

1. *Introduction.*
2. *Table of Contents.*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*
4. *The date of the last update to the General Plan.*



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

State General Plan Annual Progress Report General Content

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

The Board approved an Implementation Plan as part of the 2004 General Plan. Since adoption of the General Plan, the Board has approved some amendments to the Implementation Plan. The Implementation Plan, as of 2024, consists of 228 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 176 measures have been completed, 44 measures are in progress, and 8 measures remain to be implemented.

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 2024 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 of Appendix B.



6. ***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 General Plan Housing Element and progress in its implementation using forms and definitions adopted by HCD.

The Amended 2021-2029 Housing Element Update includes 40 Implementation Measures. The implementation status of each of these measures is provided in Table D of the 2024 Housing Element Annual Progress Report. The 2024 Housing Element Implementation Progress Report is included as Appendix C to this report.

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

The County General Plan was prepared using OPR’s General Plan Guidelines (pursuant to Government Code Section 65040.2) as applicable at the time of original adoption in 2004. At that time, the OPR General Plan Guidelines required seven mandatory elements or topic categories.

- The 2004 County General Plan comprises nine Elements, of which five address the seven mandatory categories:
 - 1) Land Use
 - 2) Transportation and Circulation (Mobility)
 - 3) Housing
 - 4) Conservation and Open Space
 - 5) Public Health, Safety and Noise (Noise and Safety)
- The four additional elements included in the 2004 General Plan are:
 - 6) Agriculture and Forestry
 - 7) Economic Development
 - 8) Parks and Recreation
 - 9) Public Services and Utilities.

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

The date of the last update to the County General Plan was May 21, 2024 when the Board adopted the amended Safety Element (GPA24-0002) as noted above.



The County is initiating an update to the Conservation and Open Space Element pursuant to Senate Bill 1425 (Stern, 2022) and Assembly Bill 1889 (Friedman) as explained in detail above. These updates will bring the County General Plan into compliance with new State laws relating to equitable access to open space, environmental justice, climate resilience, open space and conservation & wildlife movement, and connectivity planning.

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

The Board endorsed the [Long Range Planning 2024-2025 Work Plan](#) on July 30, 2024 (Board Agenda Date: 07/30/2024, Item 37, [Legistar File Number 24-1332](#)). The Board approved a list of County-initiated long range land use planning projects for Fiscal Year (FY) 2024-25.

Staff identified sixteen (16) projects for the Long Range Planning staff to work on. Projects are placed on the Work Plan based on the following criteria:

1. Project Initiated – *Is the project already initiated and currently in progress?*
2. State Mandated – *Is the project mandated by State law?*
3. General Plan Requirement – *Is the project a requirement of the County General Plan?*
4. Board Direction – *Is the project a Board directed effort?*
5. Strategic Plan – *Does the project address one or more of the County's Strategic Plan goals?*

Projects on the Long Range Planning Work Plan included the following:

- 2024 Housing Element Annual Progress Report,
- 2024 General Plan Implementation Annual Progress Report
- General Plan Five-Year Review 2021-2025
- Community Design Standards (Interim, objective and custom objective for community regions and rural centers)
- Affordable Housing Initiatives (Affordable Housing Ordinance and Affordable Housing Task Force)
- Tahoe El Dorado Area Plan
- Tahoe Commodities Incentives for Affordable/Workforce Housing Projects
- Zoning Ordinance Major Update
- Ecological Preserve Fee Update
- Texas Hill EID Reservoir Parcel Rezones
- Zoning Ordinance/ Map Minor Update
- Scenic Corridor Ordinance
- Cultural Resources Ordinance
- Kirkwood Specific Plan
- Sustainability Plan
- General Plan Update



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

The last amendment for the General Plan was the adoption of the Safety Element Update on May 21, 2024. Amendments to the General Plan in previous years are also summarized in the County's General Plan Annual Progress Reports, located on the [County's General Plan Implementation website](#).

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

A list of Implementation Measures that are classified as either “incomplete,” “in progress,” or “remaining” as of calendar year 2024 is included as an appendix to this report (Appendix B). Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2024 are included in Section 6 (Planning and Development Activities) of this report.

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

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

4. GENERAL PLAN ELEMENTS

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

Land Use Element

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

- 1) Make the most efficient and feasible use of existing infrastructure and public services;
- 2) Provide for new and existing development that promotes a sense of community;



- 3) Define those characteristics which make the County “rural” and provide strategies for preserving these characteristics;
- 4) Provide opportunities for positive economic growth in such areas including employment, tourism, increased retail sales and high-technology industries; and
- 5) Provide guidelines for new development that maintains and enhances the quality of the County.

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

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

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

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

Regular monitoring has found the following:

- As of calendar year 2024, no new Specific Plans (SP) have been approved after 1999.
- Recent monitoring of discretionary development between calendar years 2023 and 2024 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 2024, a combined 26 new residential lots were requested (Two Tentative



Subdivision Maps), compared to 187 new residential lots requested (Three Tentative Subdivision Maps) in 2023.

- Applications for residential Tentative Parcel Maps stayed consistent in calendar year 2024, as seven (7) residential Tentative Parcel Maps were submitted (22 residential lots), compared to seven (7) residential Tentative Parcel Maps (24 residential lots) in calendar year 2023.
- During the monitoring period¹ from 2000–2024, a growth trend continued in various sectors of non-residential development including the following:
 - Approximately 740 total building permits were finalized (completed) with new employment-generating square footage; and
 - Approximately¹ 7,170,470 new square feet of employment-generating commercial/ industrial/research and development space/public facilities was created.
- During calendar year 2024:
 - 35² building permits were finalized (completed) with new employment-generating square footage;

Notes:

¹Numbers from monitoring period 2000-2024 are rounded.

²For purposes of this report, non-residential building permit square footage only includes building permits deemed likely to generate new permanent employment capacity (TrakIT Permit subtypes include “addition”, “building”, and “convert from”). Temporary or accessory structures (e.g., canopies, cell tower permits, decks, foundations, temporary commercial buildings, airplane hangars, misc. agricultural permits, etc.) are excluded.

Sources: *El Dorado County Planning and Building Department (2024)*.

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.

In 2024, the General Plan Implementation Plan for the Land Use Element continued to remain at 14 out of 22 implementation measures completed (64%). Five (5) measures are in progress (23%) and two (2) measures remain to be addressed (13%) as shown in Appendix B.

Transportation and Circulation Element

The Transportation and Circulation Element provides the framework for decisions in the 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 the 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 2024, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2024, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Annual Update to the TIF (formerly TIM Fee) Program and several site-specific development project analyses.

For the 2024 calendar year, implementation measures remain at 19 of 27 measures completed (70%). Seven (7) measures (26%) are in progress, and one (1) measure (4%) remains to be addressed as shown in Appendix B.

Housing Element

The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program, which sets forth an 8-year action plan of the local government to implement the goals and objectives. As noted above, the County's Housing Element, updated in 2022 and certified by HCD on May 10, 2022, is valid for the 2021-2029 planning period. The County's progress in meeting Housing Element goals is addressed in the County's 2024 Housing Element Annual Progress Report, included as Appendix C. This report details the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.



In 2024, twenty-one (21) out of forty (40) implementation measures (53%) were deemed complete, sixteen (16) measures (40%) remain in progress, and three (3) measures (7%) remain to be addressed as shown in Appendix B.

Public Services and Utilities Element

The purpose of the Public Services and Utilities Element is to promote a pattern of development, which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although State law does not require the Public Services and Utilities Element, the subjects addressed in this Element are critical to the County's future growth and development.

The implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, with nineteen (19) implementation measures out of twenty-two (22) deemed complete (86%) and three (3) implementation measures (14%) still in progress as shown in Appendix B.

Public Water Resources Planning

The El Dorado Water Agency (EDWA) was established as a Special District in 1959 by State law to provide countywide water resource planning and management. Its mission is to ensure El Dorado County has adequate and affordable water to maintain economic prosperity, protect the environment, and support the rural-agriculture way of life for today and in the future. EDWA's actions and direction are based on its Water Resources Development and Management Plan (WRDMP), a long-term policy document outlining resource management strategies to proactively address changing water resources needs, regulatory requirements, and climate variability. Work is focused on five programs to ensure the county is prepared for an uncertain water future: water security, watershed management, governance and partnership, assistance and innovation, and communication and advocacy.

The Water Agency continues to implement its WRDMP which supports *Goal 5.2 Water Supply*. A few of EDWA's major highlights from 2024 include the following:

- Policy 5.2.1.1: Working with County, water purveyors, Farm Bureau, and other interested parties, completed the 2024 update to the WRDMP.
- Policy 5.2.1.10: To facilitate outdoor water savings, the Water Agency continues to work with the County to implement two outdoor water conservation projects on non-county, but publicly owned lands to achieve a cumulative water savings of over 25 acre-feet per year. The projects include: the Georgetown Divide Public Utility District Canal Lining project which will line their currently dirt canal to reduce water loss at the source, and El Dorado Hills CSD Steph Harris project which will replace the non-functional turf with additional recreational areas and water efficient plants.
- Policy 5.2.1.14: Working with County, water purveyors, Farm Bureau, and other interested parties, completed an update to the countywide water supply and demand imbalance



assessment. This assessment projects water demands at General Plan land use capacity and potential water supply gaps based on these updated demand projections.

- Policy 5.2.1.15: Continuing to pursue the El Dorado Water Reliability Project which would secure surface water rights to use up to 40,000 acre-feet per year to help meet a portion of the projected future water demands consistent with the land uses identified in the County General Plan.
- Supporting Objective 5.2.3, continued working with County to develop the County Drought and Water Shortage Plan for small water systems and domestic wells. This plan will assist small water systems and domestic well owners in El Dorado County to navigate persistent water shortage-related challenges. Also, convened the County Drought Task Force to inform plan development consistent with Senate Bill 552 (2021) requirements.
- Began implementation of the Upper American River Watershed Group's 2023 Programmatic Watershed Plan which established a cohesive and shared vision for sustainably managing the Upper American River watershed for long-term resiliency and community prosperity. A healthy watershed improves water supply reliability and water quality.
- Convened the Countywide Plenary for Water in spring and fall of 2024 to enhance collaboration to better manage existing water resources, improve reliability and resilience of our water supply, and protect the region's watershed.
- Secured additional funding to install flow monitoring and snowpack stations in the watershed to provide critical real-time data and support water supply forecasting needed to help the region better prepare for, identify, and respond to drought, floods, and other hydrologic conditions.
- Continued to administer water-resource related projects that received American Rescue Plan Act funding which will improve water resources management throughout the county.

Public Health, Safety, and Noise Element

The overall focus of the Public Health, Safety, and Noise Element (Safety Element) is to provide guidelines for protecting County residents and visitors from existing and potential health, safety, or noise hazards in the County. The Safety 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 Safety Element addresses community noise limitations, in accordance with Government Code Section 65302(f).

State law requires that the County update the Safety Element upon revision of the Housing Element. The Board of Supervisors approved the General Plan amendment (GPA24-0002) of the Safety Element Update on Tuesday, May 21, 2024. For more information on the [Safety Element Update](#), please visit the County's website.

In 2024, twenty-three (23) of the twenty-four (24) implementation measures have been deemed complete (96%) with one (1) remaining in progress (4%).



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 the 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 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.

The County is planning to initiate an update to the Conservation and Open Space Element of the General Plan pursuant to Senate Bill 1425 (Stern) and Assembly Bill 1889 (Friedman). These updates will bring the El Dorado County General Plan into compliance with new State laws relating to equitable access to open space, environmental justice, climate resilience, open space and conservation & wildlife movement, and connectivity planning. Staff anticipates the Conservation and Open Space Element update will be completed, as required by State law, by January 1, 2026.

In 2024, implementation of the Conservation and Open Space Element remained at fourteen (14) of Nineteen (19) Implementation Measures completed (74%). Five (5) measures are in progress (26%) as shown in Appendix B.

Agriculture and Forestry Element

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

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

The key planning efforts to implement this Element include an ongoing agricultural and forestlands suitability evaluation (Implementation Measure AF-C) and development of a threshold of significance for the loss of agricultural land and a program to mitigate for loss of agricultural land (Implementation Measure AF-F) as discussed under the Agricultural Lands Evaluation and Mitigation for Loss of Agricultural Lands sections below.



Agricultural Lands Evaluation



Land Use Element Implementation Measure AF-C requires development and implementation of procedures to evaluate the suitability of land for both agricultural and forest production uses. In 2024, the Agricultural Department continued the second phase of the Agricultural “Opt-In” Program. The purpose of this program is to provide property owners with existing commercial agricultural operation or plans to develop lands for agriculture the opportunity to “opt-in” to agricultural zoning. By having property properly zoned for agriculture and included in an Agricultural District, property owners will retain their “Right to Farm,” advantages, which include agricultural setbacks and agricultural buffers. Staff continued to develop a program for the analysis of parcels that are not zoned for agriculture within and outside of Agricultural Districts. Factors considered included the properties’ land use designations, acreage size, soils, slope, and other related factors. This project is anticipated to be completed in early 2025.

In 2024, implementation of the Agriculture and Forestry Element remained at nine (9) out of twelve (12) Implementation Measures completed (75%). The remaining three (3) measures (25%) are still in progress, as shown in Appendix B.

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.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2024:

- Continued sanitation disposal for the Rubicon Trail;
- Received funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for: Education and Safety on the Rubicon Trail;
- Completed G24 Operations and Maintenance Grant and Education Grant applications;
- Continued working on the renovation of the Chili Bar Park;
- Completed joint grant application with American River Conservancy (ARC) for Chili Bar Park Improvements;
- Hosted one community meeting for Forebay park concept design and began working on Plans, specifications, and construction cost estimate with project engineer;



- Continued developing the Parks and Trails Master Plan;
- Completed construction on the Railroad Park Dog Park and Playground; and
- Executed agreement with Kimley-Horn for the preparation of construction documents, hydrology and hydraulic analysis, plan review, permitting, and construction administration.

In 2024, implementation of the Parks and Recreation Element remained at nine (9) out of fourteen (14) Implementation Measures completed (64%) while four (4) measures (29%) remain in progress and one (1) remains to be addressed (7%) as shown in Appendix B.

Economic Development Element



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

The Division of Economic Development accomplishments during 2024 are highlighted below, many of which are continual efforts year-on-year.

- 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;
- Regular updates to the Elevate to El Dorado, Planning and Building websites on upcoming events and related economic development activities;
- Sponsorship of key economic development partners’ events, representing El Dorado County and the greater Sacramento Region;
- Implementation of countywide broadband strategy, including:
 - Submitted speed test results from previous two-year campaign to inform Federal Communications Commission (FCC) mapping;
 - Completed \$500,000 LATA Broadband Grant for design and engineering for additional project locations;
 - Completed Draft Programmatic Environmental Impact Report (DEIR) on countywide broadband; final EIR to be completed spring 2025; and
 - Awarded \$66 million Federal Funding Account (FFA) grant for last-mile broadband installation (into homes) for four historically underserved geographic locations;
- Continued engagement with small business technical assistance training program partners on the Western Slope and in the Tahoe Basin with the Golden Sierra Job Training Agency, and the U.S. Small Business Association;



- Established the Strategic Economic Enhancement Development Committee (SEED) to assist the Board and county staff with development of a countywide economic development strategic plan;
- Founded the Affordable Housing Task Force (AHTF), to assist with development of an affordable housing ordinance, to address attainment of Regional Housing Needs Assessment (RHNA) goals, and to solve the affordability crisis in the County;
- Commenced work on department-wide process improvements in an effort to increase productivity and transparency, ultimately resulting in an enhanced customer service experience;
- Partnership with the Greater Sacramento Economic Council (GSEC) for Economic Development business resources and recruitment support;
- Continued monitoring of contracts issued under County Policy J-9, Startup and Entrepreneur Technical & Assistance Program, and support for applicant companies to the program.

The Economic Development Element is fully implemented as 48 of 48 implementation measures (100%) have been completed prior to 2024.

5. GENERAL PLAN IMPLEMENTATION PLAN

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

The Implementation Plan organized into nine categories, grouped by Element:

1. Land Use,
2. Transportation and Circulation,
3. Housing,
4. Public Services and Utilities,
5. Health, Safety and Noise,
6. Conservation and Open Space,
7. Agriculture and Forestry,
8. Parks and Recreation, and
9. Economic Development.

Each category provides program-level strategies to implement each Element. Within each Element category, specific implementation measures are described, along with references to General Plan policies supporting each individual measure. In many cases, implementation measures may implement multiple General Plan policies. In some instances, changes to the Zoning Ordinance or other County codes may be necessary before additional progress can be made to accomplish implementation actions. For example, the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-I) is part of the implementation plan, where revisions to



the existing Zoning Ordinance (or a new Noise Ordinance) are necessary to limit noise-generating activities.

Each General Plan policy includes one or more implementation measures or programs as a mechanism for its implementation. As part of the General Plan implementation process, the County is also required by state law to implement a Mitigation Monitoring Program, or MMP. The MMP is a valuable tool to regularly review and assess the progress of specific mitigation measures incorporated into the General Plan to reduce environmental impacts. (Public Resources Code Sections 21081.6 and 21081.6(b); Government Code Section 65400; and CEQA Guidelines Sections 15091.d, 15097, 15097(b)).

The General Plan also requires regular reviews of the mitigation measures pursuant to 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 and serve as implementation measures, which directly affect the completion of the MMP.

6. PLANNING AND DEVELOPMENT ACTIVITIES

General Plan Amendments

New development projects that do not conform with the General Plan may request a General Plan Amendment (“GPA”), which alters specific aspects of the General Plan despite being consistent with the General Plan. The following GPAs were initiated in 2024.

General Plan Amendments Initiated in 2024

Privately Initiated

Crossings – Headington Road Extension: The application (GPA24-0003) consists of a request for a General Plan Amendment (GPA), Zone Change (Z), Planned Development Revision (PD-R), Conditional Use Permit (CUP), and Administrative Permits (AUP) to develop The Crossings – Phases 2&3. The proposed project includes 301 total sites consisting of RV sites, rentable cabins, yurts, tent spaces, a manager’s office and apartment, a general store, a maintenance facility, and other accessory structures and amenities including a hotel/event center with associated wedding chapel. The General Plan Amendment request includes removing the Headington Road extension (The Crossings Drive) from the General Plan circulation diagram to allow for the inclusion of perimeter roadway gates and internal accessways serving the RV resort and hotel.

County-Initiated

2022 General Plan Safety Element Update: The Board approved the Safety Element Update (GPA24-0002) on Tuesday, May 21, 2024, as described above.



Texas Hill Reservoir: The proposed project consists of a county-initiated General Plan Amendment and Rezone (GPA24-0001, Z24-0001) for 120 parcels within the site of the formerly proposed Texas Hill Reservoir. The proposed project consists of removing the existing Texas Hill Reservoir Take Line from the General Plan Land Use Map and delete Site-Specific Policy 2.2.6.5 (Land Use Element – Texas Hill Reservoir Take Line) for affected parcels, and redesignating affected parcels currently designated as Open Space (OS) to appropriate designations to allow for residential uses. The project also proposes to rezone the same 120 parcels from Open Space or Recreational Facility Low (RF-L) to appropriate zones to allow for residential uses consistent with the amended General Plan Land Use designations.

Zoning Ordinance / Zoning Map Amendments

The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. New Zoning Ordinance text and map amendments submitted to and processed by the County in 2024 is noted below.

Privately Initiated

Serrano Village M5: This application (TM24-0001, PD24-0001, Z24-0001) consists of a request for a Zone Change from Single Unit Residential (R20K) to Single Unit Residential – Planned Development (R1-PD) and Open Space (OS), a Planned Development permit to add a PD overlay to the map, and a Subdivision map to divide the parcel into twenty (20) residential lots ranging in size from 7,000 square feet, to 19,763 square feet, four (4) landscaping lots, and one open space lot.

Wilson Zone Change: This application (Z24-0007) consists of a request to rezone a 7.94-acre parcel from Residential Estate – 5-acre Minimum (RE-5) to One-Acre Residential (R1A) for the purpose of creating separate lots for each of the two dwellings located on the current parcel. No further development is being proposed as a part of this project.

County-Initiated

Tobacco Retailer Land Use Regulations: On October 22, 2024, the Board of Supervisors approved an amendment to the County Zoning Ordinance (ORD-5210) establishing tobacco retailer land use regulations and amending Section 130.22.020 (Matrix of Allowed Uses) in Title 130 by including “Tobacco Retail” as an allowed use in specific zones.



Communications Facilities: On December 3, 2024, the Board approved an amendment to the County Zoning Ordinance (ORD-5217) establishing reasonable, uniform, and comprehensive procedures, standards, and guidelines for the deployment, construction, co-location, modification, operation, and removal of commercial and private wireless communications facilities within the County, consistent with current law.

Ranch Marketing and Winery Ordinance Revisions: On December 10, 2024, the Board approved an amendment to the County Zoning Ordinance (ORD-5218) making technical amendments to the Ranch Marketing Ordinance (Section 130.40.260 Ranch Marketing) and the Winery Ordinance (Section 130.40.400 Wineries) establishing procedures for tracking and enforcing violations of the Ranch Marketing Ordinance, addressing impacts of amplified music and speech to surrounding land uses, and establishing a real estate disclosure requirement for agricultural properties related to ranch marketing.

On December 3, 2024, the Board approved an amendment to the County Zoning Ordinance (ORD-5219) establishing Interim Objective Design Standards for state streamlined, ministerial multifamily and mixed-use projects and Interim Design Standards and Guidelines for multifamily, mixed use, and commercial projects in the County’s Community Regions and Rural Centers. These amendments are intended as a part of the County’s General Plan policy direction to prepare design standards for each of the County’s Community Regions and Rural Centers in collaboration with community members to identify, maintain, and enhance each community’s character and unique identity. Permanent design standards for each community are being developed and are intended to help simplify and expedite the development review process, reducing development costs and encouraging high quality designs for new projects.

Diamond Springs Park: The project proposal consists of a County-initiated Zone Change (Z24-0005) to rezone two residentially zoned parcels from Single-Unit Residential (R1) and One-Acre Residential (R1A) to Recreational Facility – High (RFH) for the purpose of serving as the project site for the approved Diamon Springs Community Park.

Discretionary Development Applications

In 2024, a total of 71 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 in 2024 are summarized in Table 1.

Table 1: Summary of Discretionary Development Applications Filed in 2024^{1, 2, 3, 4, 5}



2024 General Plan Implementation
Annual Progress Report

Application Types	Applications Submitted in 2024			
	New Request	Approved	Denied/ Unpaid/Hold/Expired	Withdrawn/ Still in Process
Certificate of Compliance	0	0	0	0
Commercial Cannabis Operating Permit	2	0	0	2
Commercial Cannabis Pre-Application	0	0	0	0
Commercial Cannabis Use Permit	0	0	0	0
Conditional Use Permits	14	3	3	8
Design Review Permits	10	2	1	7
Development Agreements	2	0	0	2
Development Plans	3	0	0	3
General Plan Amendments	1	0	0	1
Minor Use Permits	1	0	0	1
Parcel Maps	7	1	0	6
Pre-Applications	12	8	1	3
Rezones	2	0	1	1
Specific Plans	0	0	0	0
Subdivision Maps	2	0	0	2
Temporary Use Permits	6	4	0	2
Variances	3	0	1	2
Williamson Act Contracts	1	0	0	1
Totals	71	20	7	44

Table 1 Notes:

1. Table only identifies applications initiated in 2024 and provides their statuses as of the writing of this report. Table does not include revisions to approved entitlements.
2. County-initiated projects (“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance Revisions, Administrative Permits, Lot Line Adjustments, Vacation Home Rentals, and Site Plan Reviews are not included.
3. Preapplications are deemed “complete” instead of “approved”
4. Multiple discretionary development applications may be filed for the same project. For application details, refer to the Planning Services “eTRAKiT” webpage below:
<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>.