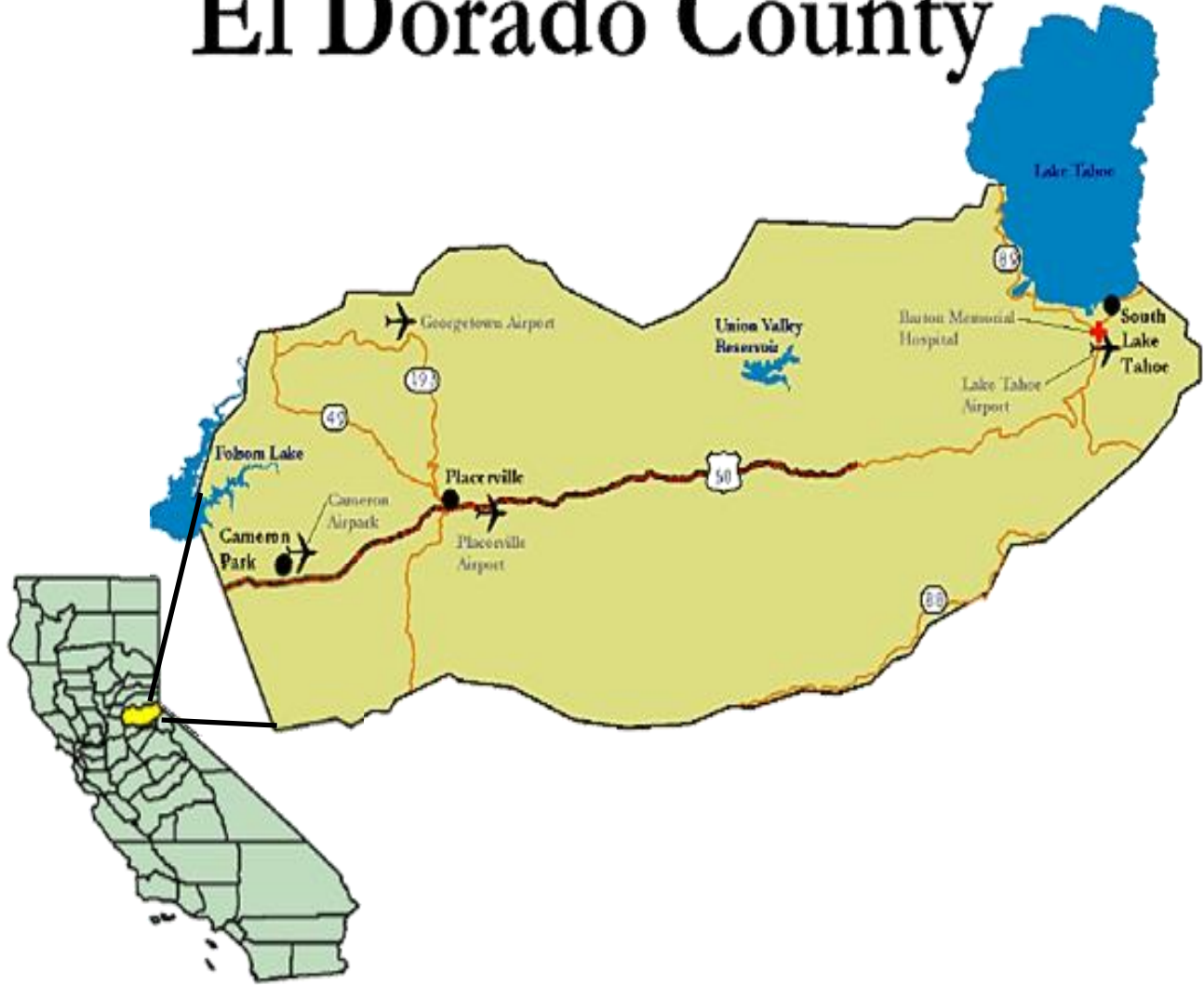


2018 GENERAL PLAN ANNUAL PROGRESS REPORT

El Dorado County



El Dorado County Community Development Services

Planning & Building Dept., Long Range Planning

Board of Supervisors, March 19, 2019





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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).

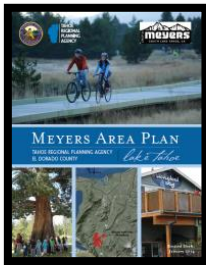
This report supports General Plan Policy 2.9.1.1 which states that the County must “monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County’s growth.” As directed by the General Plan (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 2018

Major planning activities related to General Plan implementation either completed or ongoing during the 2018 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

On March 20, 2018, the El Dorado County Board of Supervisors adopted the Meyers Area Plan, which serves as the comprehensive land use and zoning plan for the unincorporated community of Meyers in the Lake Tahoe Basin. The plan is consistent with the Lake Tahoe Regional Plan and the El Dorado County General Plan. As part of the Plan's adoption, the Board adopted Resolution 036-2018 amending the General Plan Land Use Element to incorporate the

name change of the Meyers Area Plan, rescind the 1993 Meyers Community Plan, adopt the new Meyers Area Plan, and certify the joint California Environmental Quality Act (CEQA) Tahoe Regional Planning Agency (TRPA) environmental document. The Board also adopted Ordinance 5082 amending the County Zoning Ordinance and Zoning Map (Title 130) to incorporate land use changes included in the Final Meyers Area Plan.

(Refer to the County's online Agenda Calendar: <https://eldorado.legistar.com/Calendar.aspx>, Board of Supervisors Agenda Date: 3/20/2018, Item 39, Legistar File: 18-0376). The Meyers Area Plan (formerly the Meyers Community Plan) was last updated in 1993.

On October 9, 2018, the Board adopted an updated Memorandum of Understanding (MOU) between El Dorado County and TRPA to streamline permit processes and enhance customer service for development requests on lands under the joint jurisdiction of both the County and TRPA. TRPA's Governing Board adopted the MOU in November of 2018. Staff from both agencies are now working to implement the MOU. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 10/9/2018, Item 28, Legistar File: 18-1430).

Additional information is available on the project website:

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

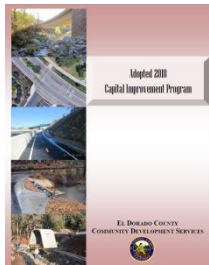
Traffic Impact Mitigation (TIM) Fee Program Annual Update

On June 26, 2018, the Board adopted Resolution 076-2018 which certified the Addendum to the Final Environmental Impact Report (SCH2016022018) for the Western Slope Roadway Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program for El Dorado County. The Board also adopted Resolution 077-2018 for the 2018 TIM Fee Schedule Update which included updating the TIM Fee Nexus Study. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 6/26/2018, Item 60, Legistar File: 18-0733).



This TIM Fee Program Update was required to be in compliance with General Plan Policy TC-Xd, which states in part, “Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual.” The Highway Capacity Manual was updated and the updated level of service calculation methodologies required an update to the TIM Fee Program.

The 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.



Capital Improvement Program (CIP) Annual Update

On June 26, 2018, the Board adopted the 2018 Capital Improvement Program (CIP) Book. The CIP includes capital projects for the County’s West Slope Road/Bridge Program, Tahoe Environmental Improvement Program, Airport Program, Transportation Facilities Improvement Program, and Capital Overlay and Rehabilitation Program. (Refer to the County’s online [Agenda Calendar](#), Board of Supervisors Agenda Date: 6/26/2018, Item 61, Legistar File: 18-0616). 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. (Refer to the County’s online [Agenda Calendar](#), Board of Supervisors Agenda Date: 11/14/2017, Item 22, Legistar File: 17-1183).

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.

In order to ensure that growth consistent with the General Plan does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B. 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 Traffic Impact Mitigation (TIM) Fee 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 2018 CIP Book and additional project information are available on the County website: <https://www.edcgov.us/Government/longrangeplanning/DOT/Pages/capitalimprovementprogram.aspx>



Title 130 Zoning Ordinance Minor/Major Amendments

On September 12, 2017, the Board adopted two Resolutions of Intention (ROI) to initiate proposed amendments to the County's Zoning Ordinance (Title 130) and Zoning Map: ROI 139-2017 for the minor amendments and ROI 140-2017 for the major amendments. On August 14, 2018, the Board adopted the minor amendment portion of the project with two separate ordinances, Ordinance 5090 for a comprehensive minor amendment to the Zoning Ordinance and Ordinance 5088 for 11 parcel-specific amendments to the Zoning Map. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 9/12/2017, Item 21, Legistar File: 17-0901 and Agenda Date: 8/14/2018, Legistar File: 18-0942). Ordinance 5090 was the first amendment to the Zoning Ordinance since it was comprehensively updated in December 2015. The Zoning Ordinance Major Amendments are anticipated to be adopted by the Board by summer of 2019. Additional project information is available on the project webpage at: <https://www.edcgov.us/Government/longrangeplanning/Pages/2017-Zoning-Ordinance-Updates.aspx>

On **December 15, 2015**, the Board adopted a comprehensive Zoning Ordinance Update (ZOU) and directed staff to return to the Planning Commission and Board to report on implementation of the ordinance. From January 2016 through June 2017, staff compiled a list of proposed minor and major amendments to the Zoning Ordinance and Zoning Map to address issues identified during implementation of the ZOU. On **December 15, 2015**, the Board adopted a comprehensive Zoning Ordinance Update (ZOU) and directed staff to return to the Planning Commission and Board to report on implementation of the ordinance. From January 2016 through June 2017, staff compiled a list of proposed minor and major amendments to the Zoning Ordinance and Zoning Map to address issues identified during implementation of the ZOU.



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.

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.

2018 General Plan Updates

On February 13, 2018, the County added a new Land Use Element policy under Objective 2.2.6: Site Specific Policy Section which provides direction for the development of land where circumstances apply to areas of special interest. The new Policy 2.2.6.6 specifically applies to Village T within the El Dorado Hills specific plan and designates approximately 4.565 acres as “Urban Infill Residential Area” as it is appropriate for dense infill development.

On March 20, 2018, the County amended General Plan Policy 2.2.1.2 of the Land Use Element to accommodate the Meyers Area (Community) Plan. Specifically, the Adopted Plan (AP) land use category recognizes areas for which specific land use plans have been prepared and adopted.

On September 25, 2018 the County amended the General Plan by deleting Policy 2.2.6.6 of the Land Use Element in its entirety, which specifically applied to Village T within the El Dorado Hills Specific Plan. In addition, General Plan Policy 2.2.1.2 which addresses the Multi-family Residential land use designation was amended to provide an exception to the allowable density. The amendment requires a minimum allowable density of five dwelling units per acres, with a maximum density of 24 dwelling units per acre, “except as provided in Objective 2.2.6 (Site Specific Policy)”.

On September 25, 2018, the County added new Transportation and Circulation Element Policy Tc-Xc, to replace Policy TC-Xa(3) which was slated to expire on December 31, 2018. The new Policy Tc-Xc continues the requirement for developer-paid traffic impact fees combined with any other available funds to fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.



Upcoming General Plan Updates

On September 18, 2018, the Board of Supervisors adopted Resolution 193-2018 authorizing staff to take steps to prepare the 2021-2029 Housing Element Update. The Housing Element Update is planned for completion in 2021. El Dorado County is also preparing to update the Public Health, Safety, and Noise Element of the General Plan in accordance with Government Code Section 65302 (g)(3) which states: Upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177.

The safety element update also requires addressing climate adaptation and resiliency strategies in accordance with Government Code Section 65302 (g)(4) which states: Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2017, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the city or county.

Additionally, a General Plan Amendment to the Land Use Element will be processed in 2019 involving necessary minor corrections and “clean-up” items.



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).*

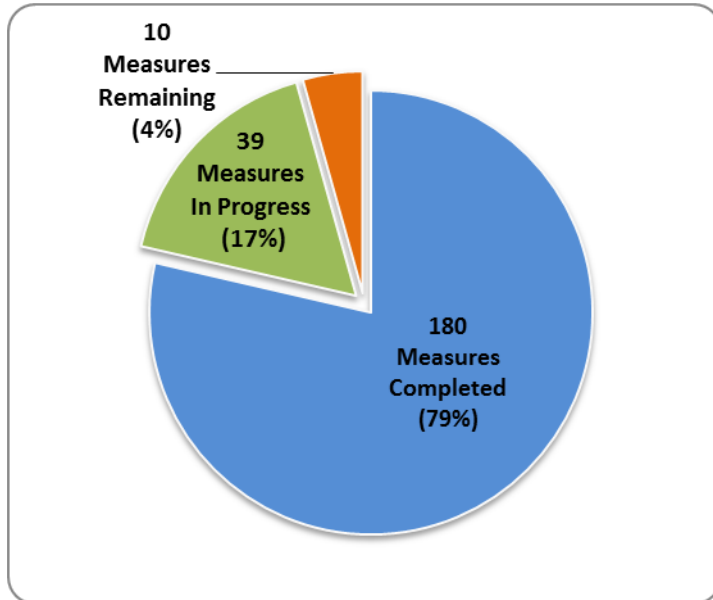
This report was presented to the County Board of Supervisors on March 19, 2019. The item presented to the Board is available on the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 3/19/2019.

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, 180 measures have been completed³, 39 measures are in progress², and 10 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 2018 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.



Figure 1: 2017 General Plan Implementation Summary



229 total implementation measures:

- 180 measures (79 percent) have been implemented;
- 39 measures (17 percent) are in progress;
- 10 measures (4 percent) remain to be initiated and implemented.



Figure 2: 2018 Status of General Plan Implementation Measures by Element

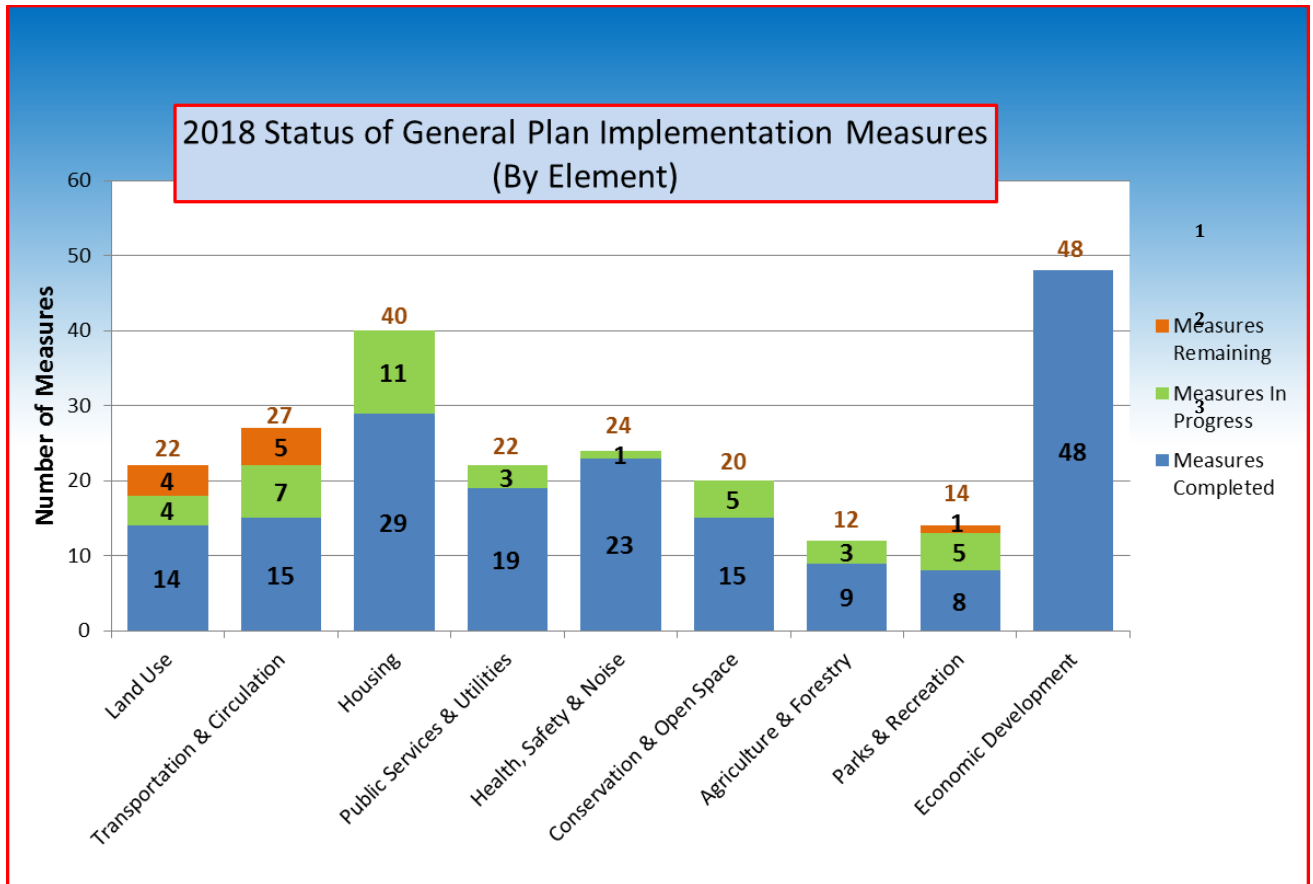


Figure 2 Notes:

- ¹ Measures shown as “**remaining**” means that no action(s) have been initiated for those identified measures as of the end of calendar year 2018.
- 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 2018.
- 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 2018. 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. The implementation status of each of these measures is provided in Table D of the 2018 Housing Element Annual Progress Report. The 2018 Housing Element Implementation Progress Report is included as Appendix C.

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 2018 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 2018, El Dorado County did not have an area(s) identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code as “Disadvantaged Communities”, nor a “low-income area” 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 2018, 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 September 25, 2018 the County amended the General Plan by deleting Policy 2.2.6.6 of the Land Use Element in its entirety, which specifically applied to Village T within the El Dorado Hills Specific Plan. In addition, General Plan Policy 2.2.1.2 which addresses the Multi-family Residential land use designation was amended to provide an exception to the allowable density. The amendment requires a minimum allowable density of five dwelling units per acres, with a maximum density of 24 dwelling units per acre, “except as provided in Objective 2.2.6 (Site Specific Policy)”.

On September 25, 2018, the County added new Transportation and Circulation Element Policy Tc-Xc, to replace Policy TC-Xa(3) which was slated to expire on December 31, 2018. The new Policy TC-Xc continues the requirement for developer-paid traffic impact fees combined with any other available funds to fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.



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

On June 12, 2018, the Board of Supervisors received an update on the implementation status of the Long Range Planning Work Plan for Fiscal Year (FY) 2017/18. The update also included a proposed work plan for FY 2018/19. The work plan included a prioritized list of County-initiated land use, housing, transportation, and stormwater projects and programs managed by Long Range Planning.

For FY 2017/18, the Board established the following First Tier priorities: Meyers Area Plan Update; General Plan Biological Resources Policy Update; Affordable Housing Ordinance; and Commercial/Multi-Family Residential Development Design Standards in Community Regions. Second Tier Priorities included: Cultural Resources Ordinance (General Plan Policy 7.5.1.1) and Scenic Corridor Ordinance (General Plan Policy 2.6.1.1).

For FY 2018/19, the Board established the following First Tier priorities: Minor/Major Amendments to the Zoning Ordinance; Water Ordinance Update; Commercial/Multi-Family Residential Development Design Standards in Community Regions; Second Dwelling Unit Ordinance Update; Affordable Housing Ordinance (Phase 1 Board Options). Second Tier Priorities included: General Plan Amendment to clean-up items from the Targeted General Plan Amendment adopted in December 2015; Oak Resources Management Plan/Oak Resources Conservation Ordinance Implementation Update; and Ecological Preserve Fee Program Update. The Cultural Resources and Scenic Corridor Ordinances were reprioritized to Tier 3. (Refer to the County's online [Agenda Calendar](#), Board of Supervisors Agenda Date: 6/12/2018, Item 34, Legistar File: 18-0865.)

The Long Range Planning project prioritization matrix is updated annually to adapt to the Board's current project priorities and reflects the most current status of the Long Range Planning work program for each calendar year.

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

On September 25, 2018, the County added new Transportation and Circulation Element Policy Tc-Xc, to replace Policy TC-Xa(3) which was slated to expire on December 31, 2018. The new policy TC-Xc continues the requirement for developer-paid traffic impact fees combined with any other available funds to fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.



- 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.**

A list of incomplete Implementation Measures, including those measures either in progress or remaining to be addressed as of calendar year 2018, 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 2018 are included in Section 6 (Planning and Development Activities) of this report.

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

Discussions of the County's long-term planning projects, 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 2018, 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 330 new residential parcels were created or entitled between January 1999 through December 2018.
- Recent monitoring of discretionary development between calendar years 2017 and 2018 noted changes in the number of requests for new residential lots as follows:
 - Requests for new residential lots via Tentative Subdivision Map substantially increased. In calendar year 2018, 535 new lots were requested (four Tentative Maps), compared to only 61 new lots requested (three Tentative Maps) in 2017.
 - Applications for residential Tentative Parcel Maps decreased. In calendar year 2018, two residential Tentative Parcel Maps were submitted (for 8 residential lots), compared to 10 Tentative Parcel Maps (approximately 36 residential lots) submitted in 2017.
- During the monitoring period from 2000-2018, a growth trend continued in various sectors of commercial, non-residential development including the following:
 - Approximately 850¹ total building permits were finalized (completed) with new employment-generating square footage; and
 - Approximately 5,980,500¹ new square feet of employment-generating commercial/ industrial/research and development space was created.
- During calendar year 2018:
 - 17 building permits were finalized (completed) with new employment-generating square footage; and
 - Approx. 114,000 new square feet of employment-generating capacity was created (approx. 89,000 more square footage than reported for 2017).



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 Planning/Building Department and El Dorado County Surveyor's Office (2018).*

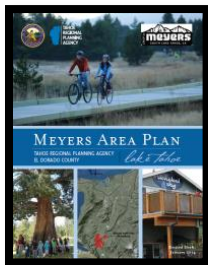
Note: Numbers from monitoring period 2000-2018 are rounded.

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 2018, 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 (2012-2018)

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 March 20, 2018, the El Dorado County Board of

Supervisors adopted the Meyers Area Plan. Details about this project are included in Section 2 (Major Planning Activities) of this report.



Implementation of the Land Use Element

In 2018, 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 Appendix B. (*Note: Implementation Measures LU-P and LU-Q were added in 2015 as part of the TGPA-ZOU Project.*)

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 2018, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2018, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Cameron Park Drive Interchange Alternatives Analysis, the Technical Update to the TIM Fee Program and several site-specific development project analyses.

On September 25, 2018, the County added new Transportation and Circulation Element Policy TC-Xc, to replace Policy TC-Xa(3) which was slated to expire on December 31, 2018. New Policy TC-Xc continues the requirement for developer-paid traffic impact fees combined with any other available funds to fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Implementation of the Transportation and Circulation Element

In 2018, the General Plan Implementation Plan for the Transportation and Circulation Element continued to make significant progress, with 15 implementation measures completed (56%). However, seven implementation measures (26%) remain in progress and five implementation measures (19%) remain 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 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 2018 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 2018, 29 implementation measures (73%) were deemed complete and 11 measures (28%) 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 Appendix B.

Public Water Supply Planning

In 2018, the County continued to make progress with public water supply planning, including development of a Countywide Water Management Plan. In November 2018, the Board: adopted a Memorandum of Understanding (MOU) between the County and the El Dorado County Water Agency (EDCWA); repealed and replaced El Dorado County Ordinance 4325 - Providing For Public Water Planning; and repealed El Dorado County Ordinance 4385. Ordinance 4325 was amended because the County and EDCWA can rely on analyses and reports currently being produced pursuant to existing State statutes that meet the objectives of County Ordinance 4325. However, to facilitate the development of a Countywide Water Management Plan, the responsibilities of the



parties were set forth in the MOU, which is intended to work in concert with County Ordinance 4325 as amended. County Ordinance 4385, which worked in concert with Ordinance 4325 and required annual reporting on or before July 1 of each calendar year, beginning in 1996, was not practical or seen as necessary and therefore was repealed.

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 Appendix B.

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 2018, the County continued to make progress with implementing measures associated with the Conservation and Open Space Element. Out of the original 20 implementation measures, most have been completed and only five implementation measures (25%) remain in progress 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 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 2018 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 Appendix B. Key planning efforts to implement this Element included 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 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 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 in December 2015. Additional agricultural lands evaluation was completed in 2018 as part of the Agricultural Department's ongoing assessment of suitable vineyard soils. This project is anticipated to be completed by 2021.



Mitigation for Loss of Agricultural Lands

Agricultural and Forestry Element Implementation Measure AF-F (parts 1 and 2) requires development of a threshold of significance for the loss of agricultural land related to development projects and a means to mitigate for this loss. On November 20, 2018, the Agriculture Department, in consultation with the Agricultural Commission, presented a conceptual proposal to the Board of Supervisors for an agricultural conservation easement program to be implemented by either a Board of Supervisors policy, resolution and/or ordinance that would create voluntary conservation easements to protect agricultural lands in perpetuity in association with new applications for subdivision maps or rezones. Work on this project is ongoing.

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 2018, 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 Appendix B.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2018.

- Received \$218,043 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for operations and maintenance of the Rubicon Trail;
- Received \$67,691 in funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for Education and Safety;
- Completed the 2018 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)(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;
- Completed the River Management Plan Update;
- Completed the 2018 River Management Plan Annual Report;
- Received a grant from California Conservation Corps for fuel reduction on the SPTC corridor;
- Obtained SPTC Joint Powers Authority (JPA) permits for a 10-mile natural trail from Latrobe to the western County Line;
- Continued ADA improvements at Forebay Park in Pollock Pines; and
- Acquired a 2-acre parcel near Old Depot Road for a proposed bicycle park.



Economic Development Element



Although an economic development element is not a required element under state law, California Planning law states that “the General Plan may include any element(s) or address any subject(s) which relate to the physical development of the county (Government Code Section 65303).” The Economic Development Element has been included in the County’s General Plan to strengthen community development activities, enhance economic growth and reinforce the planning process as a positive part of economic development. In addition, this Element seeks to improve local business climate by recognizing sub-regional constraints and opportunities, expanding the local tax base and enhancing employment opportunities throughout the County. Implementation of the last remaining implementation measure (Measure ED-HH to develop a commercial vacancy information system) was completed in 2018 and therefore the Economic Development Element is considered fully implemented.

The Office of Economic Development accomplishments during 2018 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;
- During 2018, commercial vacancy rates in the El Dorado Hills Community Region decreased in two consecutive quarters from 26% to 13%;
- Improved communication, outreach and image development by routinely updating the Elevate to El Dorado Website that includes the 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, sponsorship of Greater Sacramento Economic Council and Tahoe Prosperity events, ad placement in Comstock’s magazine promoting El Dorado County and a ‘Shop Local’ banner was hung over Main Street, Placerville;
- Commissioned a study to analyze the economic impacts of the Apple Hill region;
- Continued countywide discussion regarding Broadband, now considered critical infrastructure for economic development;
- Adapted the Commercial Project Referral Program building more awareness;
- 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;



- Maintained partnership with the Greater Sacramento Economic Council (GSEC) for Economic Development business resources and recruitment support;
- Expanded County-wide Economic Development Team through the coordination of 29 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 2018 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 General Plan Biological Resources Policy Update Project.

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.

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 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>



6. PLANNING AND DEVELOPMENT ACTIVITIES

Other planning and development activities in 2018 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 three General Plan Amendments were initiated during calendar year 2018.

General Plan Amendments Initiated in 2018

Privately-Initiated

Bado General Plan Amendment (A18-0001)

On February 13, 2018, a request was submitted to amend the General Plan Land Use Designation of Commercial (C) to Medium Density Residential (MDR) for Assessor’s Parcel Number 061-200-06. This request is also associated with a proposed rezone from Commercial, Main Street (CM) to Residential, One-Acre (R1A) in the Georgetown area (Z18-0001).

County-Initiated

Policy TC-Xa(3) Sunset Date

On September 25, 2018, the County added new Transportation and Circulation Element Policy Tc-Xc, to replace Policy TC-Xa(3) which was slated to expire on December 31, 2018. The new policy TC-Xc continues the requirement for developer-paid traffic impact fees combined with any other available funds to fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Meyers Area Plan Update

On March 20, 2018, the County adopted Resolution 036-2018 amending Land Use Element Policy 2.2.1.2 renaming the “Meyers Community Plan” to the “Meyers Area Plan” for consistency with Tahoe Regional Planning Agency (TRPA) area plan naming conventions.



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 processed by the County in calendar year 2018 are noted below.

Zoning Ordinance/Zoning Map Amendments Initiated in 2018

Twelve amendments to the Zoning Ordinance or Zoning Map were initiated during calendar year 2018:

County-Initiated

Voter-Submitted Ballot Measures/Cannabis Regulation Program

On December 12, 2017, the Board of Supervisors created an ad hoc Cannabis Advisory Committee (Committee) with the goal for the committee to study and create five ballot measures for different commercial cannabis activities to be placed on the November 2018 ballot. During 2018, the committee held nine public meetings with the goal to better understand public preferences for commercial cannabis activities based on broad language of existing state legislation regarding personal and medicinal use of cannabis.

On July 17, 2018, the Board of Supervisors voted to place five different cannabis measures on the November 2018 ballot for proposed amendments to the Zoning Ordinance (Title 130 of the County Ordinance Code) including proposed amendments to Section 130.14.250 (Medical Cannabis Distribution), Section 130.14.260 (Outdoor Medical Cannabis Cultivation for Personal Use), and Section 130.14.270 (Commercial Cannabis Activities). These measures included: 1) a tax measure for commercial cannabis; 2) a measure on outdoor and mixed light (greenhouse) commercial cannabis cultivation for medicinal use; 3) a measure on outdoor and mixed light (greenhouse) commercial cannabis cultivation for recreational adult use; 4) a measure on indoor cultivation of commercial cannabis for medicinal use operations (e.g., retail sale, delivery, distribution, and indoor commercial cultivation); and 5) a measure on indoor cultivation of commercial cannabis for recreational adult use operations (e.g., retail sale, delivery, distribution, and indoor commercial cultivation).

On November 6, 2018, the voters approved all five of the above cannabis ballot measures (Measures N, P, Q, R and S), authorizing the proposed amendments to the Zoning Ordinance. These measures required the County to develop programs to provide the discretionary permitting process and other administrative procedures to implement the approved ballot measures. Development and implementation of these ballot measures is ongoing. Additional information on the County's cannabis regulation program can be found on the cannabis webpage: <https://www.edcgov.us/Government/CAO/Cannabis>



Accessory Dwelling Unit Ordinance

On October 2, 2018, the County initiated an Accessory Dwelling Unit (ADU) Ordinance to replace existing Section 130.40.300 of the Zoning Ordinance (Secondary Dwellings) in Article 4 (Specific Use Regulations) with an updated ordinance for consistency with several recent amendments to Govt. Code Section 65852.2 (Accessory Dwelling Units). This project is anticipated to be completed in 2019.

Vacation Home Rental (VHR) Title 130 Minor Amendment

On November 27, 2018, the County-initiated a Title 130 Zoning Ordinance minor amendment to remove and relocate provisions for Vacation Home Rentals (VHR) from Title 130 to Title 5 (Business Taxes, Licenses and Regulations) of the County Ordinance Code to consolidate regulations for VHR uses (File OR18-0002). The minor changes included but were not limited to: 1) Revisions to three Matrices of Allowed Uses (Sections 130.21.020, 130.22.020, and 130.24.020) to remove the requirement for an Administrative Permit (A) for Vacation Home Rentals; 2) Removal of the Vacation Home Rental Heading from Section 130.40.370; and 3) Corrections to inaccurate or obsolete code and document references. This project is anticipated to be completed in early 2019.

Parcel Rezones

Coloma Area Rezone

On April 25, 2018, the County initiated a rezone (File Z18-0003) of the eastern portion of Assessor's Parcel Number 006-261-05 from Commercial, Community (CC) to Estate Residential, 5-Acre (RE-5) to correct a documented mapping error.

Cabodi Rezone

On July 31, 2018, the County initiated an immediate rezone (File Z18-0007) of one parcel from Timber Production Zone (TPZ) to Forest Resource, 160-Acre (FR-160) to correct a documented mapping error.

Privately-Initiated

Bado Rezone

Submitted on February 13, 2018, this project (File Z18-0001) consists of a request for a zone change from Commercial, Main Street (CM) to Residential, One-Acre (R1A) in the Georgetown area.

Hoekstra Rezone

Submitted on March 9, 2018, this project (File Z18-0002) consists of a request for a zone change from Limited Agricultural, 40-Acre, Design Control Overlay (LA-40-DC) to Limited Agricultural, 20-Acre, Design Control (LA-20-DC). This request is also associated with Tentative Subdivision Map application TM 18-1534.



Cohen Rezone

Submitted on May 15, 2018, this project (File Z18-0004) consists of a zone change request from Rural Lands, 40-Acre (RL-40) to Limited Agricultural, 40-Acre (LA-40). This request is also associated with a request for a new Williamson Act Contract (File WAC 18-0004).

Sandstone Business Park Rezone

Submitted on July 6, 2018, this project (File Z18-0005) consisted of a zone change request from Research and Development (R&D) to Research and Development - Planned Development Overlay (R&D-PD) for a 3-lot commercial subdivision. **(Current Application Status: Withdrawn).**

Farnham Timber Production Zone

Submitted on June 21, 2018, this project (File Z18-0006) consists of a zone change request for two parcels from Rural Lands, 160-Acre (RL-160) to Timber Production Zone (TPZ).

Rancho Tierra Rezone

Submitted on August 1, 2018, this project (File Z18-0008) consists of a zone change request for a single parcel from Residential, One-Acre (R1A) to Residential, Single-Unit (R1). This request is also associated with Tentative Subdivision Map Application TM18-1537.

Swigart Parcel Map/Rezone

Submitted on September 11, 2018, this project (File Z18-0009) consists of a zone change request from Rural Lands, 40-Acres (RL-40) to Rural Lands, 20-Acres (RL-20). This request is also associated with Tentative Parcel Map application P18-0011.

Discretionary Development Applications

In 2018, 96 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 2018 are summarized in Table 1 below.



Table 1: Summary of Discretionary Development Applications Filed in 2018^{1, 2, 3}

Application Types	Applications Submitted in 2018			
	New Request	Approved	Denied/ Withdrawn /Unpaid	Still in Process
General Plan Amendments (Privately-Initiated)	1			1
Discretionary Certificates of Compliance	1			1
Development Agreements				
Design Review Permits	4	2		2
Tentative Parcel Maps	12		2	10
Tentative Subdivision Maps	4			4
Conditional Use Permits	21	9	3	9
Minor Use Permits	2	1		1
Planned Developments	4		1	3
Specific Plans				
Rezones	9	2	1	6
Variances	6		1	5
Temporary Use Permits	20	17	1	2
Williamson Act Contracts	3		1	2
Pre-Applications	8			8
Totals	95	31		

Table 1 Notes:

1. Table only identifies applications initiated in 2018.
2. County-initiated projects [(“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance revisions] and administrative projects [Lot Line Adjustments, Vacation Home Rentals, 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 2018, 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, stakeholder and technical advisory committees for various grant funded projects, the SB 743 Implementation Project, the Regional Transportation Plan (RTP) Update, and the Active Transportation Plan (ATP) Update. 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, Model Update Working Group, and Regional Smart Region 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 2018, the County also participated with Caltrans on the Highway 50 Integrated Corridor Management Group and Caltrans District 3 Region Managed Lanes Working Group, and began coordination efforts with the Tahoe Regional Planning Agency (TRPA) on the update to their travel demand model.

- 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 2018, 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 2018, 96 Discretionary Development Applications (see Table 1; page 36) 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 2018, 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, the next five-year review for 2016-2020 is anticipated to be completed 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 function into the new Planning and Building Department. The Long Range Planning mission remained unchanged under the new organizational structure. In 2018, Long Range Planning continued to oversee major land use projects including the Meyers Area Plan Update.

The Stormwater team completed or made significant progress on several stormwater related projects. Key accomplishments included expansion of the County's West Slope Stormwater 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 Stormwater 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 2018 CIP Book, the 2019 Countywide CIP, 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 2018, the Office of Economic Development provided grant funds to assist the El Dorado County Transportation Commission (EDCTC) to address current and future transportation needs and to develop a unified vision for the future of the El Dorado Hills Business Park. The goal of the EDCTC is to partner with the County and other agencies as needed to create a plan for the business park that is supported by and effectively serves stakeholders, tenants, patrons, and the general public.

Department of Transportation Program Summary for Grant Funded Projects

During 2018, 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:

El Dorado Trail - Los Trampas to Halcon: The Project included the design and construction of an extension of the El Dorado Trail from the terminus at Los Trampas Drive to Halcon Road. The Project utilized Congestion Mitigation Air Quality (CMAQ), State Park Recreation Trail Program (RTP), Transportation Development Act (TDA), and Pollock Pines/Camino Park Zone of Benefit (ZOB) funds.*

Francisco Drive ADA Improvements Project: The Project consisted of Americans with Disabilities Act (ADA) improvements at two locations adjacent to Lake Forest Elementary School (School) and Windsor Point Park (Park) in El Dorado Hills. At the Francisco and Schooner Drive intersection, the Project entailed relocating the crosswalk on Francisco Drive to the other side of the Schooner Drive intersection (creating a more direct route to the School, Park and existing sidewalks). The crosswalk on Schooner was improved with a new delineation. New ADA compliant curbs were installed where warranted to accommodate crosswalks. At the Francisco Drive and Kensington Drive intersection, the Project entailed improving the existing crosswalk delineation, installing new ADA compliant curb ramps and replacing approximately 200 feet of concrete sidewalk. The Project utilized Surface Transportation Block Grant (STBG) - Urban federal funds.*

New York Creek Trail (East) Phase 2: The Project included the construction of a paved trail within the El Dorado Hills Community Services District property from Steven Harris Park at Tam Oshanter Drive/El Dorado Hills Boulevard East to Silva Valley Parkway. This phase completed the bike trail system from Tam Oshanter Drive East across the New York Creek to the New York Creek Trail. The Project utilized CMAQ and STBG-Urban federal funds.*



Silva Valley Class 1 and Class II Bike Lanes: Project improvements entailed the construction of 1.1 miles of a Class 1 bike path east of Silva Valley Parkway, from Harvard Way to Appian Way. Included in the Project was the addition of Class II bike lanes along northbound and southbound Silva Valley Parkway, between Harvard Way and Green Valley Road. The Project utilized CMAQ and STBG-Urban federal funds.*

Silver Fork Road at South Fork American River - Bridge Rehabilitation: The Project included the rehabilitation of the bridge at the South Fork American River, including replacing the deck with a wider deck. The Project utilized Highway Bridge Program (HBP) federal funds. *

Sly Park Road Bridge: The Project included replacement of the bridge at Clear Creek, widening the realignment of Sly Park Road at the bridge approaches and at the entrance to Clear Creek Road, and improvements to the drainage along Sly Park Road. The Project utilized HBP and STBG-Urban federal funds.

*Only grant funds are noted. Other funding sources, such as local funds, are provided in the 2018 Capital Improvement Program (CIP).

Lake Tahoe Basin:

Country Club Heights Erosion Control Project: Construction was completed in 2018 and will help to improve the clarity of Lake Tahoe by reducing the detrimental water impacts of the Country Club Heights 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 Site Improvement grant funding, Tahoe Regional Planning Agency - Water Quality Mitigation funding, and United States Forest Service Planning and Site Improvement grant funding.

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

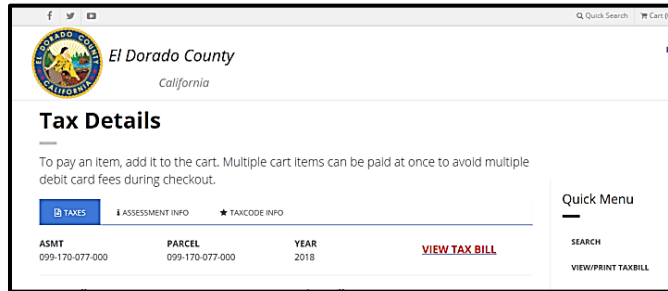
Development of New Land Management and Property Tax Systems

In 2018, 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.



Assessor's Office "Megabyte" Property Tax Management System

The El Dorado County Assessor implemented a new on-line property tax system on July 1, 2018 to save the County approximately \$1 million per year over its current system. The new system, Megabyte Property Tax Systems of Rocklin, CA, was part of the County's transition away from an old, costly mainframe system to more current, cost-effective, server-based system for many of its internal processes.



The new Megabyte system will provide a fully-integrated functionality the County has been missing among the County Assessor, Auditor-Controller and Treasurer-Tax Collector, which all have a hand in the administration of property taxes. The unified system will also lead to much greater internal efficiencies and a significant cost savings to the County.

Some of the improvements associated with the new Megabyte system include:

- Elimination of a costly, old mainframe system;
- Streamlining property tax administration processes between departments;
- Increasing the consistency among departments which reduces public confusion;
- Improved efficiencies through electronic processing, documentation and reporting;
- Better integration with other County system upgrades including a new Recorder system, the new planning and permitting system TRAKiT and the County's new financial system, FENIX.

TRAKiT Planning, Permitting and Parcel Management System

On May 15, 2018, the Planning and Building Department implemented TRAKiT, an online planning, permitting and parcel management system to replace the 25-year old Land Management Information System (LMIS). The new system will allow users to apply for permits, pay fees, schedule inspections and track the progress of their projects online. Users will also be able to access more historical and current land management data online, reducing the need for personal visits to County offices.



El Dorado County

****Online permit submittals coming soon****

New **Public** user, click on Setup an Account to register.

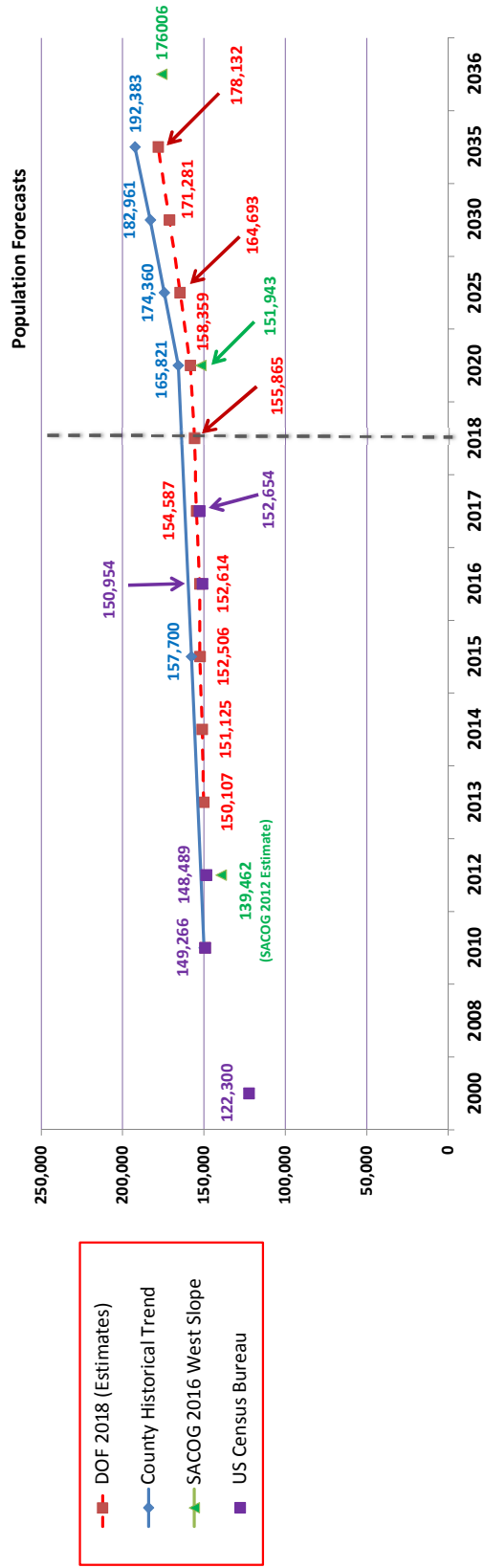
New **Contractor**: please select contact us below and send a message to us to set up your account.

The use of Contractor Name and Password in combination intends to serve as a signature authorization.
Please do not share your password with anyone that is not authorized to conduct business for your company.

Permits Search Permit View on Map Fee Estimator	Projects Search View on Map	Contractor Search Contractors
Properties Search View on Map	Inspections Schedule Cancel View Full Map Scheduled	Violations Search
CRM Report Issue Search Issues View on Map	Contact Contact Us	View Map Locate My Address Agency Map

APPENDIX A - GROWTH MONITORING CHARTS

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



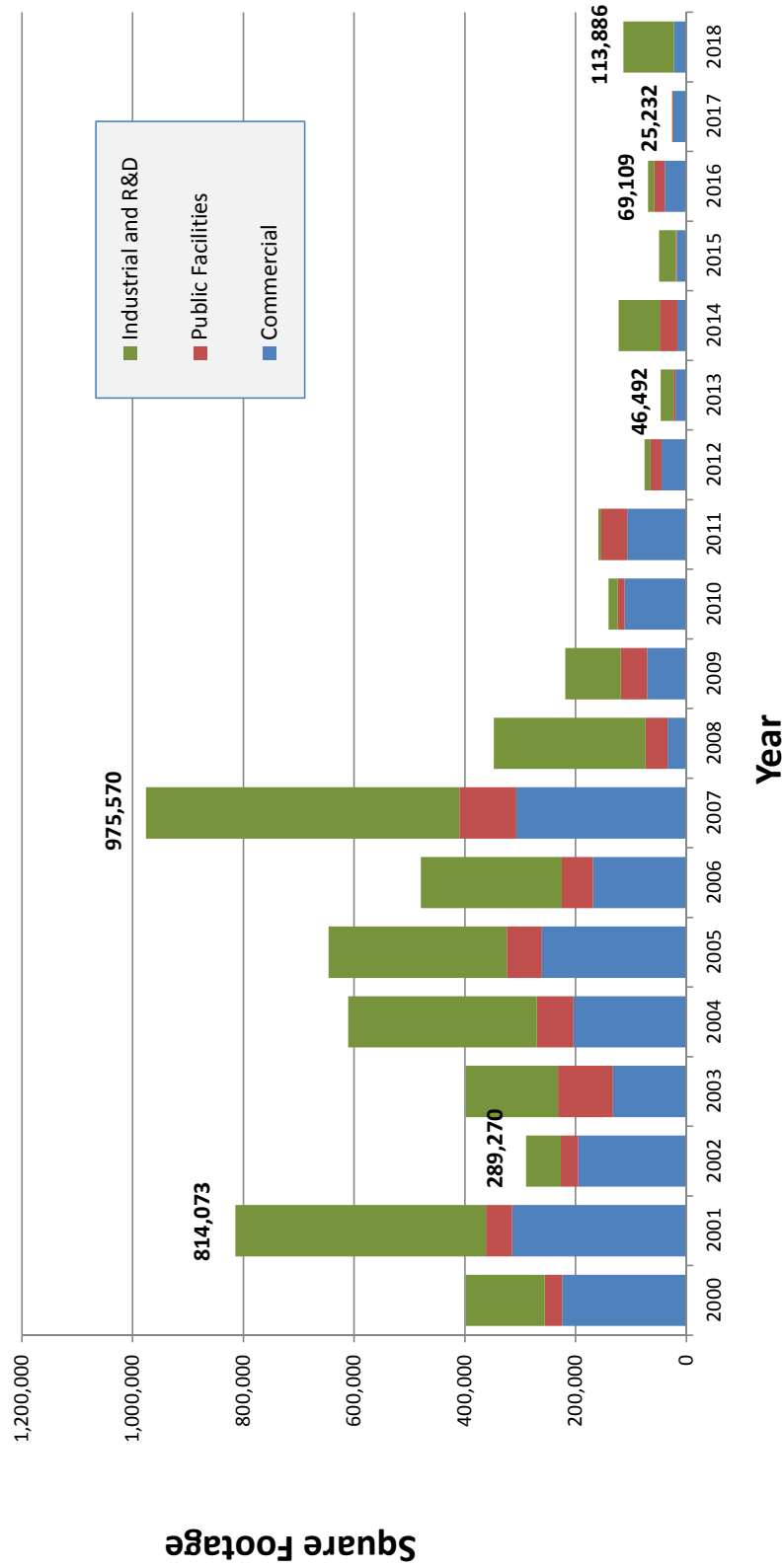
Sources:

1. DOF 2018 Estimates. Estimated population growth for the years 2020 through 2035 was calculated based on the 2018 annual growth estimate of 0.8%.
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, 2017 ACS 5-Year Estimates

*Includes SACOG 2036 Population Projection

APPENDIX A - GROWTH MONITORING CHARTS

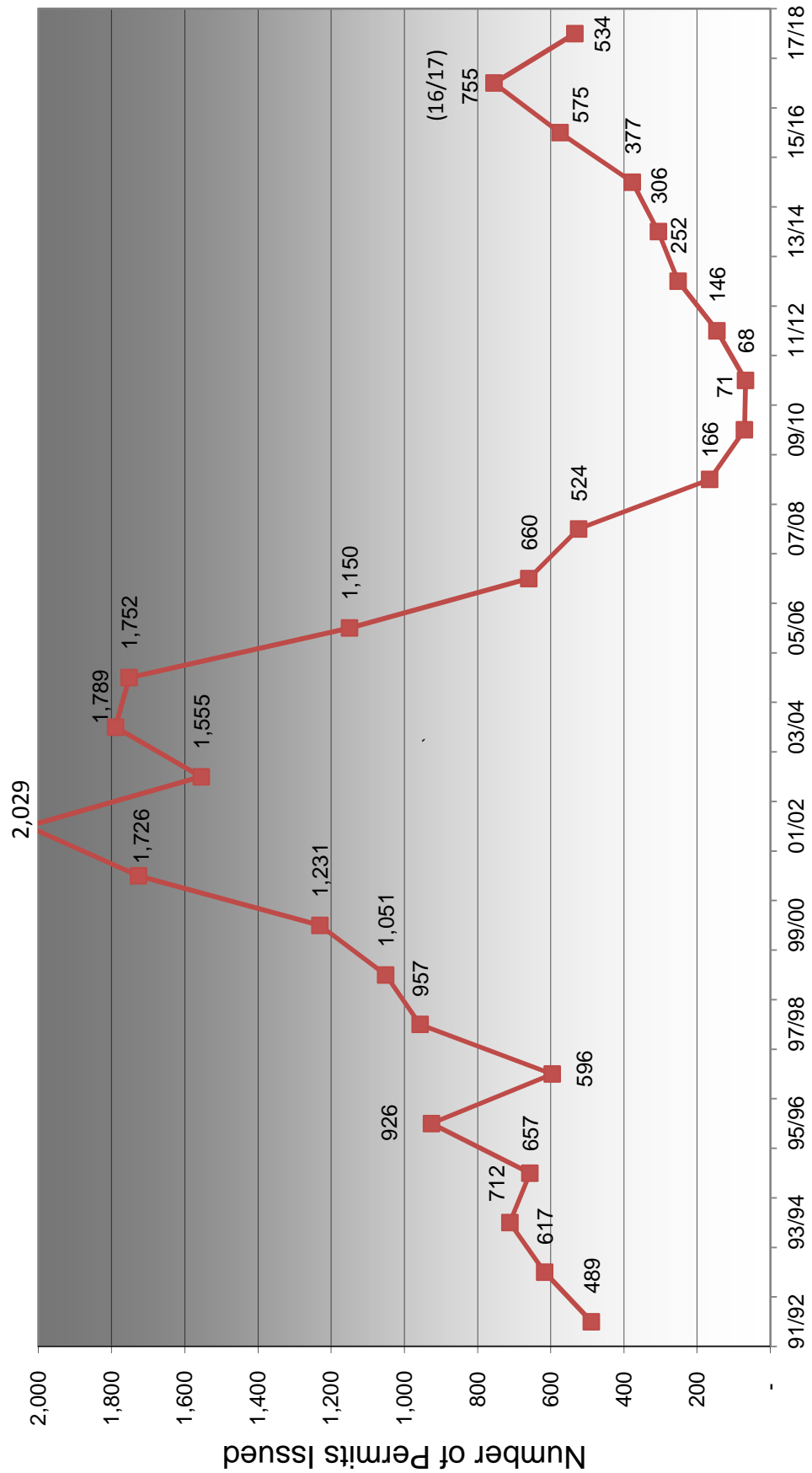
New Non-Residential Square Footage (Employment Capacity) 2000-2018*



*Square footage/employment capacity is based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan.
Sources: El Dorado County Planning /Building Department and Surveyor's office , 2018.

APPENDIX A - GROWTH MONITORING CHARTS

Single Family and Multi Family Residential Permits
El Dorado County West Slope
1992-2018

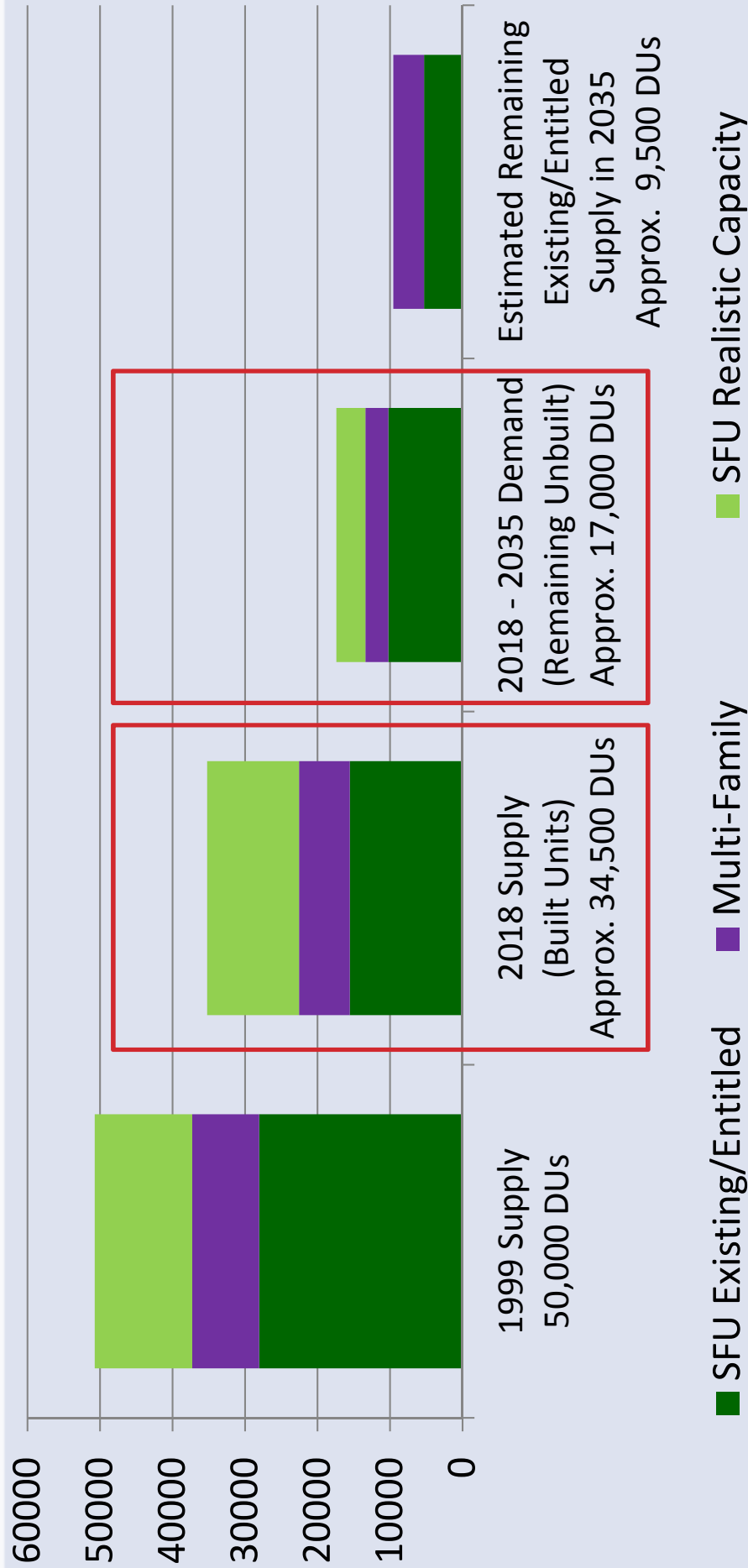


Source: El Dorado County Community Development Services - Administration and Finance, 2018

Actual SF and MF Permits

APPENDIX A - GROWTH MONITORING CHARTS

**WEST SLOPE HOUSING SUPPLY (1999, 2018 & 2035)
WITH 20-YEAR DEMAND FORECAST (2018-2035)
WITHOUT LAND USE CHANGES**



DU = Dwelling Units, SFU = Single Family Unit

Appendix B: General Plan Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2018 Status
LAND USE ELEMENT (22 Total; 14 Complete [64%]; 4 In Progress [18%]; 4 Remaining [18%])		
1	LU-E Review and identify needed revisions to the County Design and Improvements Standards Manual	In Progress
2	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
3	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
4	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
5	LU-J Review State Route 49 for possible State Scenic Highway status; prepare documentation for identified segments	In Progress
6	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
7	LU-P Establish a program including appropriate criteria for designating Opportunity Areas; program shall include setting priorities for public infrastructure and funding support.	Remaining
8	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

Appendix B: General Plan Incomplete Implementation Measures

		Measure Summary*	2018 Status
		TRANSPORTATION AND CIRCULATION ELEMENT (27 Total; 15 Complete [56%]; 7 In Progress [26%]; 5 Remaining [18%])	
1	TC-C	Revise and update the Design and Improvement Standards Manual (See General Plan page 79 for more details)	In Progress
2	TC-E	Develop and adopt an ordinance to protect rights-of-way for future road improvements from encroachment by new development.	In Progress
3	TC-G	Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.	Remaining
4	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
5	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
6	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
7	TC-U	Revise the County Design and Improvement Standards Manual to allow for narrower streets and roadways [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.	In Progress
8	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
9	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
10	TC-W	Develop a procedure to review truck routes associated with discretionary projects to ensure project-related heavy truck traffic noise impacts are minimized. [2004 General Plan EIR Mitigation Measure 5.10-1(b)]	Remaining
11	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
12	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.	In Progress

Appendix B: General Plan Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2018 Status
HOUSING ELEMENT (See Appendix B)		
PUBLIC SERVICES AND UTILITIES ELEMENT (22 Total; 19 Complete [88%]; 3 In Progress [12%])		
1	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
2	PS-R Develop a program for attracting a four-year college or university to the county.	In Progress
3	PS-S Provide support for development of a performing arts center.	In Progress
PUBLIC HEALTH, SAFETY AND NOISE ELEMENT (23 Total; 22 Complete [96%]; 1 In Progress [4%])		
1	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
CONSERVATION AND OPEN SPACE ELEMENT (20 Total; 15 Complete [75%]; 5 In Progress [25%])		
1	CO-Q Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.	In Progress
2	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
3	CO-S Investigate becoming a Certified Local Government through the State Office of Historic Preservation.	In Progress
4	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
5	CO-T(2) See Measure CO-T1 above. Adopt standards within six years of General Plan adoption.	In Progress

Appendix B: General Plan Incomplete Implementation Measures

Incomplete Implementation Measure	Measure Summary*	2018 Status
AGRICULTURE AND FORESTRY ELEMENT (12 Total; 9 Complete [75%]; 3 In Progress [25%])		
1	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
2	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
3	AF-F(2) See Measure AF-F1 above. Establish procedure for review and mitigation within eight years of General Plan adoption.	In Progress
PARKS AND RECREATION ELEMENT (14 Total; 8 Complete [57%]; 5 In Progress [36%]; 1 Remaining [7%])		
1	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
2	PR-D Plan for and develop interpretive centers for historical trails and sites.	In Progress
3	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
4	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
5	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
6	PR-M Identify a suitable location and work with the El Dorado County Fair to move the fairgrounds from its existing site.	Remaining
ECONOMIC DEVELOPMENT ELEMENT (48 Total; 48 Complete [100%])		

*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 posted on the County website at: https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx

Appendix C - 2018 Housing Element Implementation Annual Progress Report

General Information

City or County Name: COUNTY OF EL DORADO Reporting Calendar Year: 2018

Mailing Address: 2850 FAIRLANE COURT, BLDG. C, PLACERVILLE CA 95667

Contact Person: Michael Nihan Title: Principal Planner

Phone: 530-621-6583 Email: michael.nihan@edcgov.us

Housing Element Annual Progress Reports (APRs) forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400). There are three options for submitting APRs:

1. Use the Online Annual Progress Reporting system; this enters your information directly into HCD's database, limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov, and HCD will send you the login information for your jurisdiction.
2. If you prefer to submit via email, you can complete the excel Annual Progress Report forms, and submit to HCD at APR@hcd.ca.gov. Please send the excel workbook, not a scanned copy of the tables.
3. Or, you can submit your hard copy report by U.S. mail to:

Department of Housing and Community Development
Division of Housing Policy Development

P.O. Box 952053
Sacramento, CA 94252-2053

AND

Governor's Office of Planning and Research

P.O. Box 3044
Sacramento, CA 95812-3044

Appendix C - 2018 Housing Element Implementation Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO

Reporting Year 2018 (Jan. 1 - Dec. 31)

1		2		3		4						5		6		7		8		9		10		11		12		13			
Project Identifier (APN No.)		Unit Category		Tenure Re-Renter Or-Owner		Affordability by Household Incomes						Entitlement Date Approved		Building Permits		Certificates of readiness or other forms of instructions (see instructions)		Total Units per Project		Was Project approved using SB 35 Streamlining?		*Infill Units? Y/N		Assistance Programs for Each Development		Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
APN	Street Address	Project Name*				Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Date Issued	Date Issued																
042-2462-01	6241 Dolly Varden	Bravo	SF	0	0	1	1	1	1	1	1	1	1	4/20/2018	4/20/2018	1	N	N	HOME	HOME	Income Restricted Loan Program	Income Restricted Loan Program									
051-670-27	3020 Centaville	Bulter	SF	0	0	1	1	1	1	1	1	1	1	5/29/2018	5/29/2018	1	N	N	HOME	HOME	Income Restricted Loan Program	Income Restricted Loan Program									
098-640-12	1200 Pleasant Valley	Flood	SF	0	0	1	1	1	1	1	1	1	1	12/14/2018	12/14/2018	1	N	N	HOME	HOME	Income Restricted Loan Program	Income Restricted Loan Program									
082-803-07	3118 Quind	Nelson	SF	0	0	1	1	1	1	1	1	1	1	12/17/2018	12/17/2018	1	N	N	HOME	HOME	Income Restricted Loan Program	Income Restricted Loan Program									
329-303-02	2220 Sunrise Drive	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
072-101-16	2432 Westville Trail	GSA Project	SF	0	0									2018	2018	1	N	N	DPA/MCC	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
063-861-57	4641 Greenwood Rd	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
069-622-02	4810 Cedar Drive	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
072-101-16	4810 Cedar Drive	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
324-632-09	2142 S. PARKS COURT	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
079-151-14	5321 Dunesport Road	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
065-341-05	6427 Leg Cabot Lane	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
068-100-18	6821 Bayne Road	GSA Project	SF	0	0									2018	2018	1	N	N	MCC	MCC	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
101-070-38	2877 Vienna Road	GSA Project	SF	0	0									2018	2018	1	N	N	MCC	MCC	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
101-304-16	2990 Oak Street	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
077-232-08	5671 Daisy Circle	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
042-221-04	6193 Speckled Road	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
101-320-18	6247 Drop Off Road	GSA Project	SF	0	0									2018	2018	1	N	N	MCC	MCC	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
009-432-05	6706 ONYX TRAIL	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
102-432-13	2988 WINDSOR CT	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
093-300-20	6900 Ant Hill Road	GSA Project	SF	0	0									2018	2018	1	N	N	DPA	DPA	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
027-652-06	3344 Sindy Way #6	GSA Project	5+	0	0									2018	2018	1	N	N	MCC	MCC	Income Restricted program by RRC/GSFA	Income Restricted program by RRC/GSFA									
Total by Income ▶▶						0	0	0	0	4	0	0	18			22	0	0													
						0	0	0	0	4	0	0	18			22	0	0													

*Note: These fields are voluntary

Appendix C - 2018 Housing Element Implementation Annual Progress Report

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

Jurisdiction COUNTY OF EL DORADO
 Reporting Year 2018 (Jan. 1 - Dec. 31)

1		2		3	4	5								6	7	8	9	
						Housing Development Applications Received												Total Proposed Units by Project
APN	Project Identifier (APN No.)	Street Address	Project Name*	Date Application Received	Unit Category	Tenure R=Renter O=Owner	Very Low-Income		Low-Income		Moderate-Income		Above Moderate-Income					
							Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted		Deed Restricted	Non Deed Restricted			
051-451-59		SERVICE DRIVE	DIAMOND SPRINGS VILLAGE	8/14/2018	5+	R	48		32	0	1	0	81		N	N		
331-221-30 AND 32		KOKI LANE	EL DORADO SENIOR RESORT	9/20/2018	5+	R		3		5		65	73		N	N		
331-221-30 AND 32		KOKI LANE	EL DORADO SENIOR RESORT	9/20/2018	SF	R						9	9		N	N		
054-402-18, 329-301-15 and 329-310-20		FAITH LANE	DORADO OAKS	9/28/2018	5+	O						218	218		N	N		
329-310-10, 329-310-11, and 329-310-12		FAITH LANE	DORADO OAKS	9/28/2018	SF	O						156	156		N	N		
070-280-59		WILD CHAPAREL	TILDEN PARK	11/13/2008	SF	O						3	3		N	N		
051-461-37		COURTSIDE DR.	COURTSIDE MANOR 3	7/10/2014	5+	R		12					12		N	N		
116-04-033		RANCHO TIERRA CT.	RANCHO TIERRA	8/3/2018	SF	O						88	88		N	N		
123-040-11		BASS LAKE RD	SERRANO VILLAGE J7	7/9/2018	SF	O						65	65		N	N		
122-140-08		RUSSELL RANCH RD.	SERRANO VILLAGE A14	9/18/2018	SF	O						51	51					
							0	0	0	0	0	0	5	0	0	0	0	
							Total by Income								12	12	0	0

*Note: This field is voluntary

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

Jurisdiction COUNTY OF EL DORADO
 Reporting Year 2018 (Jan. 1 - Dec. 31)

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability													
Income Level	2											4 Total Remaining RHNA by Income Level	
	1 RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	3 Total Units to Date (all years)		
Very Low	Deed Restricted	42	1	0	0	16	0					59	1027
	Non-Deed Restricted	0	0	0	0	0	0					0	
Low	Deed Restricted	29	55	53	57	31	0					225	482
	Non-Deed Restricted	0	0	0	0	28	27					55	
Moderate Above Moderate	Deed Restricted	7	13	0	12	15	0					47	776
	Non-Deed Restricted	685	343	512	656	697	451	0	0	0	3344	0	
Total RHNA	4428	763	412	565	725	787	478	0	0	0	3730	2285	
Total Units ▶▶													
Remaining Need for RHNA Period ▶▶													

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

Appendix C - 2018 Housing Element Implementation Annual Progress Report

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

Jurisdiction COUNTY OF EL DORADO Not applicable.
(Jan. 1 - Dec. 31)

Reporting Year 2018

Identify Shortfall (in # of units) 0

Shortfall Remaining (in # of units) 0

**Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

1		2					3			4	5	6	7		8		9	10	11
Project Identifier		Date of Rezone		Affordability by Household Income			Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Density Allowed		Realistic Capacity	Vacant/ Nonvacant	Description of Existing Uses				
APN	Street Address	Project Name*	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income				Minimum	Maximum								
												0							

*Note: This field is voluntary

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

Jurisdiction _____ COUNTY OF EL DORADO

(Jan. 1 - Dec. 31)

Reporting Year _____ 2018

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Measure 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	Consider amending 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.
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	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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan. [Policy HO-1.17]	Annually	Completed and ongoing. Completed Major Five-Year Capital Improvement Program (CIP) update 2016.
6	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	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	Track and record second dwelling units and hardship mobile homes. [Policies HO-1.1 and HO-1.24]	One Year	Completed and ongoing.
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	Completed. County updated Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems effective May 13, 2018. The new Ordinance allows more flexible, largely performance-based standards for the siting, design and installation of onsite wastewater treatment systems ("OWTS," also known as septic systems), including system requirements for hardship mobile homes.
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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households. [Policies HO-1.10, HO-1.15 and HO-1.18]	Two Years	Completed and ongoing. The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with Board approval. County is exploring additional revenue opportunities.
13	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 has also embarked on a Community Planning project to establish community design guidelines to include multifamily development resulting in more a streamlined ministerial review process. The County is subject to SB35 Streamlining for residential projects that include 50 percent or more of restricted multifamily affordable housing for lower-income households.
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.
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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	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	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).
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 and not awarded. County will apply for future HOME and CDBG grants to support housing programs.
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 though funding was not awarded. The County assisted 61 households with weatherization services in 2018.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 81-unit income-restricted project in the Diamond Springs area.
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 2018.
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. Worked with park residents and park owners in 2018 to explore rent stabilization issue pros and cons and presented paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort but continues to support retention of mobile home parks. Draft policy under review.
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	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-1.2 and HO-3.11]	Annually	Completed and ongoing.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	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, especially those with developmental disabilities.
28	Continue working with community and local organizations to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]	Ongoing	Complete and ongoing. County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of other service providers countywide to address a coordinated response for those who lack stable housing.
29	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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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's Energy & Home Weatherization Program is ongoing. Weatherization Programs provided 61 low-income households with energy efficiency improvements in 2018.
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.
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	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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	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	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	Explore options that will encourage and assist in the retention and rehabilitation of rental housing stock to conserve the rental stock. [Policies HO-2.3 and HO-2.4]	Two Years	In progress. Code Enforcement activity is ongoing.
38	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.

Appendix C - 2018 Housing Element Implementation Annual Progress Report

Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
39	Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects.	Ongoing	Completed and ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County to assist organizations in preserving subsidized housing units.
40	As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583. [Policies HO-1.3 and HO-4.5]	One Year	Completed.

General Comments:

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

Jurisdiction COUNTY OF EL DORADO Not applicable.
 Reporting Period 2018 (Jan. 1 - Dec. 31)

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

1		2			3	4
		Units Constructed as Part of Agreement				
Project Identifier		Project Name*	Very Low	Low	Moderate	Above Moderate
APN	Street Address					
Total ▶▶		0	0	0	0	0

*Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Jurisdiction COUNTY OF EL DORADO

Reporting Period 2018 (Jan. 1 - Dec. 31)

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to GC Section 65583.1(c)(1)

Please note: This table is optional. 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). Contact HCD at APR@hcd.ca.gov for more information.

Activity Type	Affordability by Household Incomes			TOTAL UNITS	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		
Rehabilitation Activity				0	Not applicable.
Preservation of Units At-Risk				0	Not applicable.
Acquisition of Units				0	Not applicable.
Total Units by Income	0	0	0	0	

*Note: This field is voluntary.