



# Board of Supervisors

March 24, 2026

Long Range Planning Unit



**General Plan  
2021-2025  
Five-Year  
Review**



**2025 General  
Plan Annual  
Progress  
Report (APR)**



**2025  
Housing  
Element APR**

# What is the General Plan?

---

- ❖ Required by State law
- ❖ Decides how land will be used to meet the needs and wants of residents
- ❖ Contains goals, policies, and measures that development must adhere to
- ❖ Developed based on assumptions made at the time that the General Plan was drafted

## Required Elements:

- 1) Land Use
- 2) Transportation and Circulation
- 3) Housing
- 4) Conservation and Open Space
- 5) Public Health, Safety and Noise

## Additional Elements Included:

- 6) Agriculture and Forestry
- 7) Economic Development
- 8) Parks and Recreation
- 9) Public Services and Utilities

# General Plan 101



Can be changed at any time with a General Plan Amendment



No one element, goal, or policy stands alone – policies must be considered comprehensively



Plans for growth, does not plan for "no growth"



Roadmap for services, infrastructure, development, etc.



Is not just a planning document

# Prior Board Direction

---

Look forward

Analyze Vision Statement

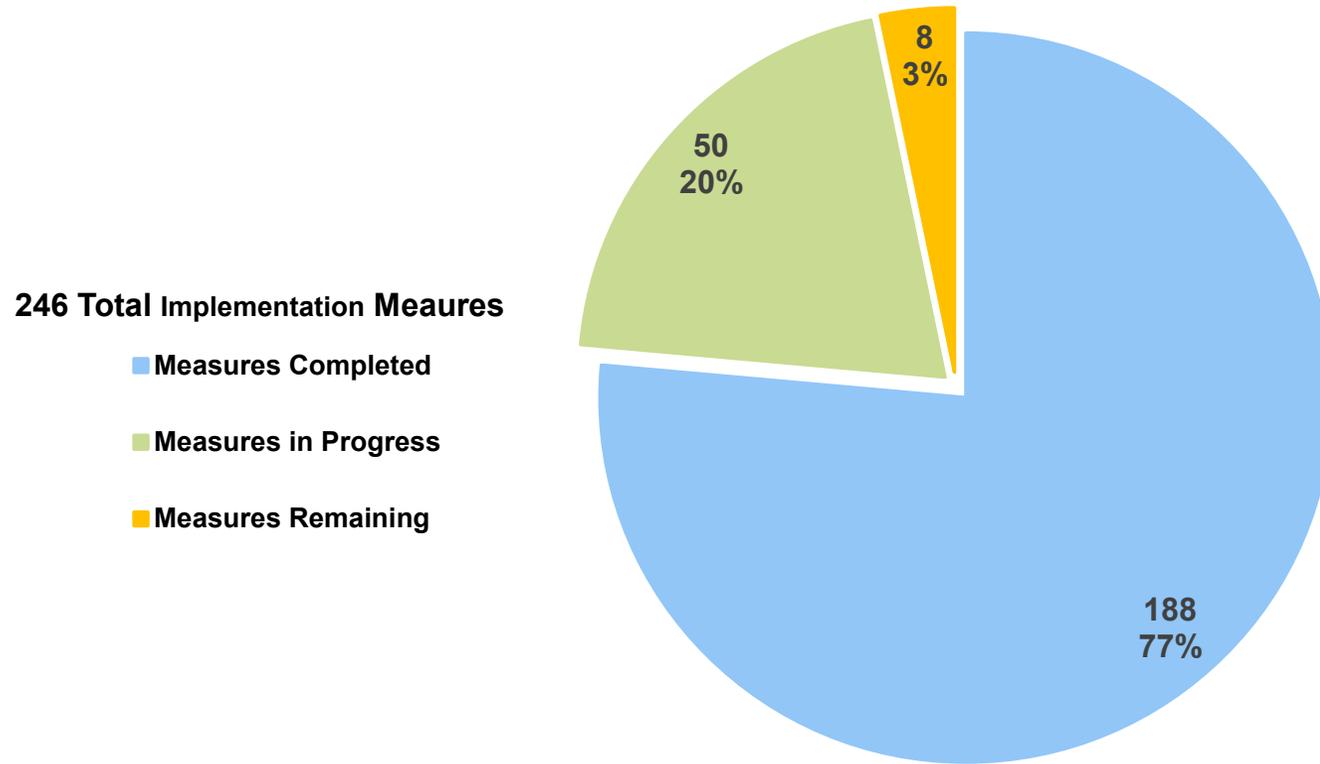
Review Plan Assumptions

Alignment with the Strategic Plan

Consistency across elements

Consistency within elements

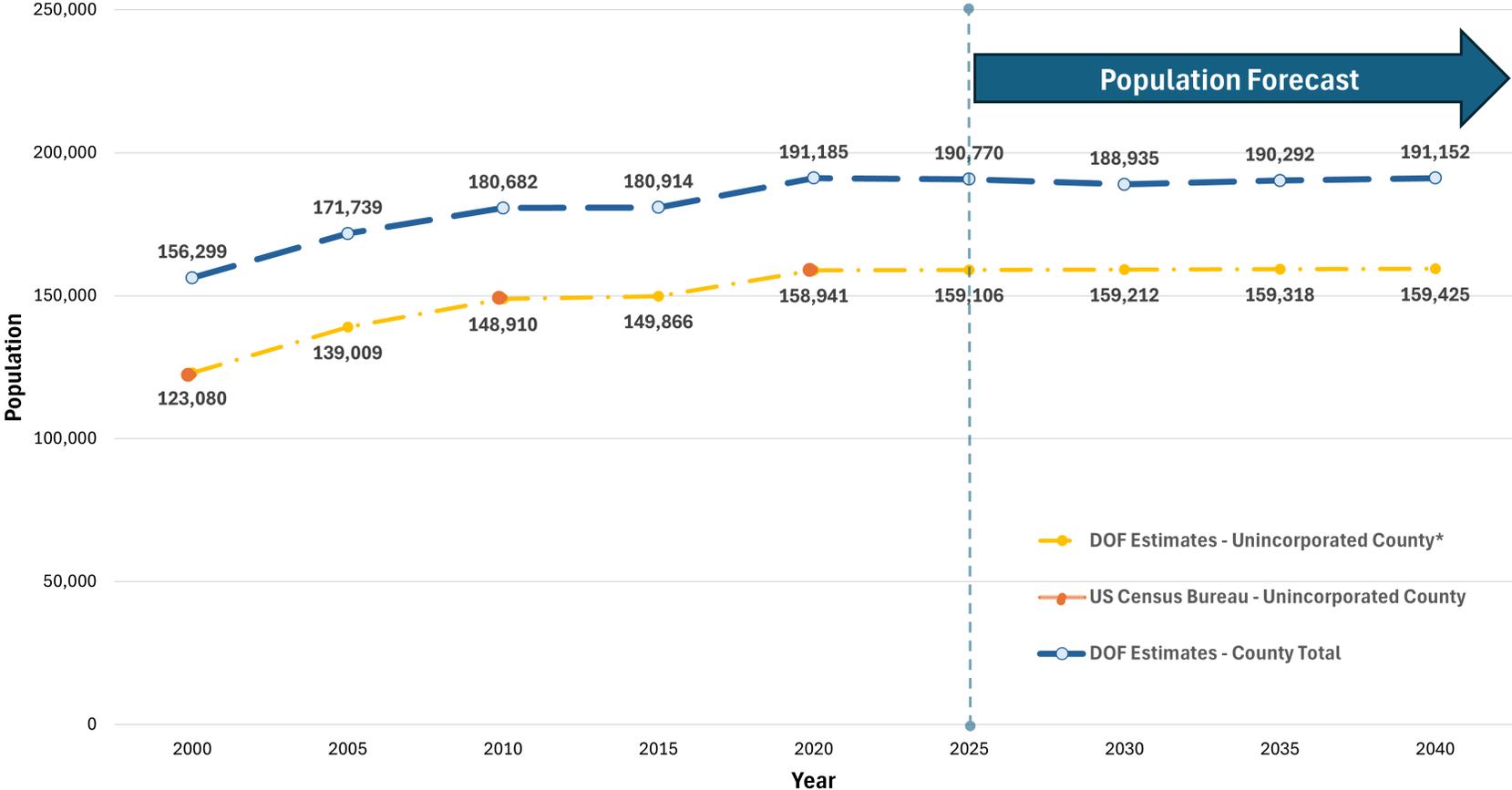
**Figure 1: 2025 General Plan Implementation Measure Breakdown**



Notes:

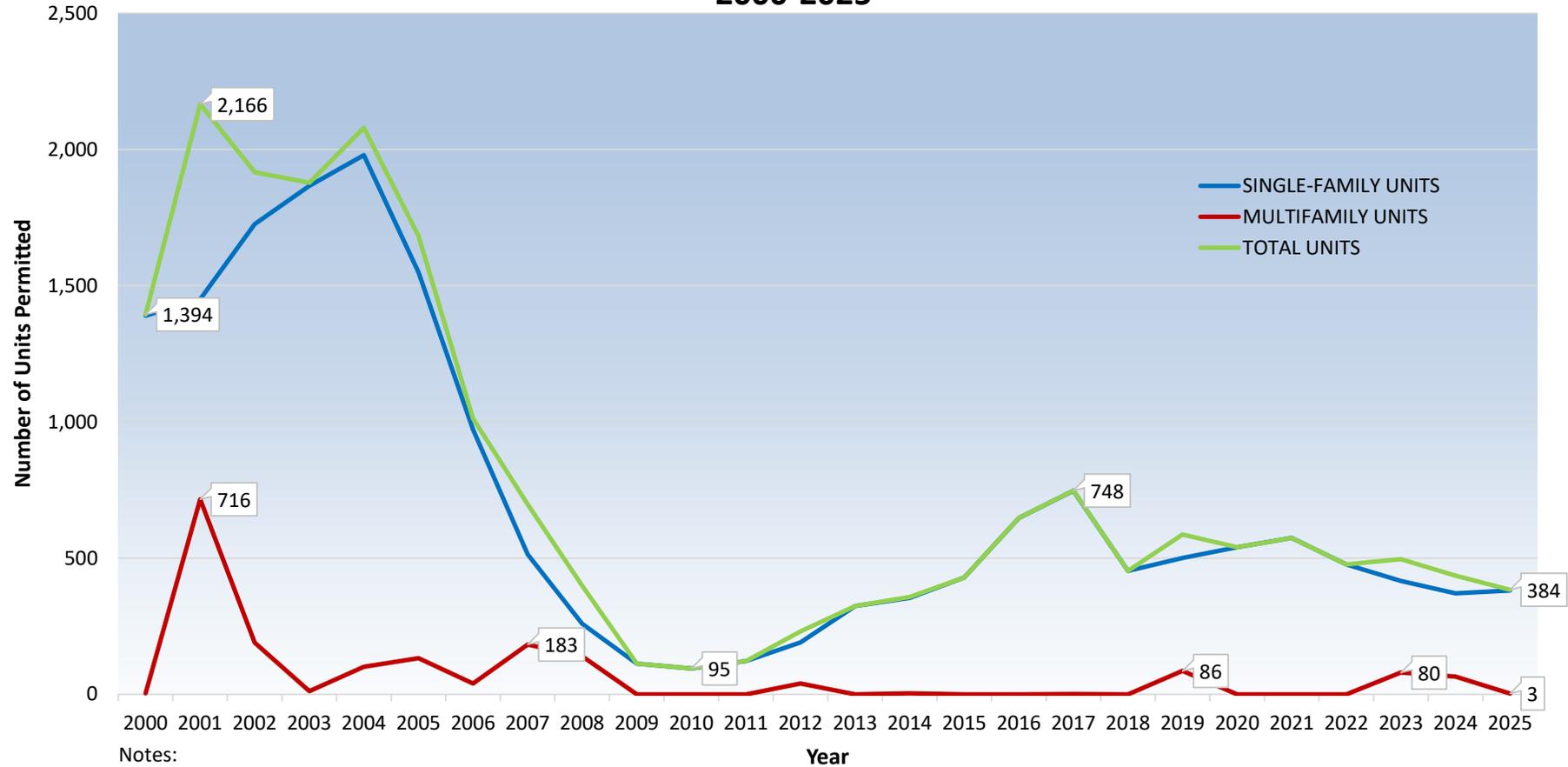
- <sup>1</sup> Measures shown as "**remaining**" means that no action(s) have been initiated for those identified measures as of the end of the calendar year 2025.
- <sup>2</sup> Measures shown as "**in progress**" means that initial action(s) required by specific implementation measures that have been initiated, but not completed, by the end of calendar year 2025.
- <sup>3</sup> Measures shown as "**completed**" means that initial action(s) required as part of the adopted General Plan Implementation Plan have been completed for those item(s) as of the end of calendar year 2025. Note: Most General Plan implementation measures require ongoing action and/or monitoring at regular

### El Dorado County Population Data and Forecasts Through 2040



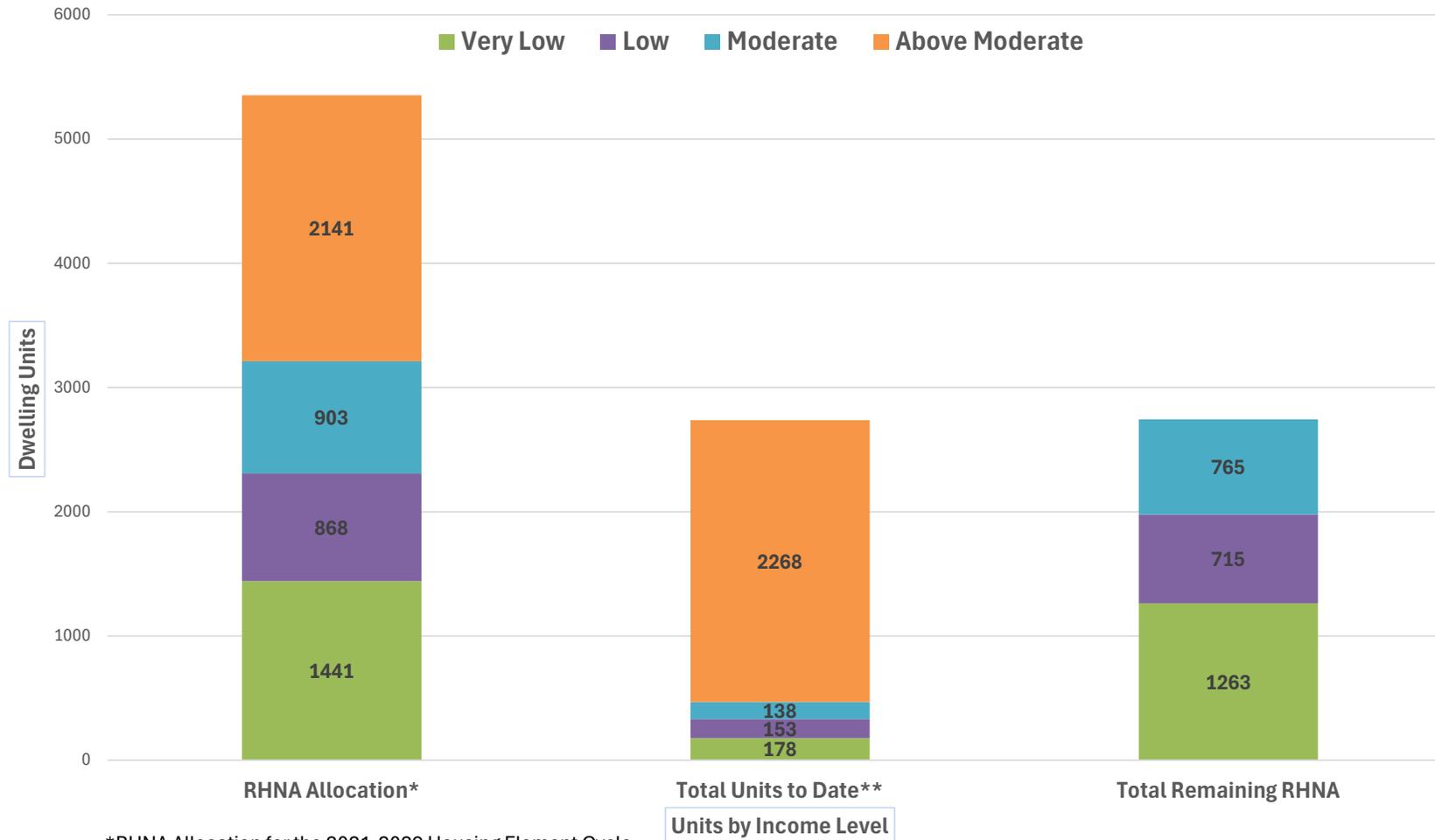
\* 2025-2040 population projection applies DOF's 2025-2040 El Dorado countywide growth rate to the 2025 base for El Dorado County Unincorporated  
 Sources:  
 1. California Department of Finance (DOF) 2025 Estimates.  
 2. US Census Bureau: Decennial Census 2000, 2010, 2020 and ACS 5-Year Survey 2012, 2013, 2016, 2017

## Single- and Multifamily Units Permitted El Dorado County, West Slope 2000-2025



Source: El Dorado County Department of Planning and Building, 2000-2025.

## 2025 Regional Housing Needs Allocation (RHNA) Status



\*RHNA Allocation for the 2021-2029 Housing Element Cycle

\*\*Units permitted since 2021

# Major Planning Activities (2021-2025)

---

## Completed:

- ❖ 2021-2029 Housing Element Update
- ❖ Public Health, Safety, and Noise Element Update
- ❖ Capital Improvement Program and Traffic Impact Fee
- ❖ Affordable Housing Task Force Formation
- ❖ Signs Zoning Ordinance Amendments
- ❖ Oak Resources Ordinance Amendments

## In Progress:

- ❖ Community Design Standards & Guidelines
- ❖ Tahoe El Dorado Area Plan
- ❖ Conservation and Open Space Element Update
- ❖ Housing Element Implementation Measures
- ❖ Affordable Housing Task Force Recommendations

# Why Now?

---



2004 GENERAL  
PLAN ADOPTED  
WITH A 20-YEAR  
HORIZON



ASSUMPTIONS  
AND STRATEGIES  
NO LONGER  
REFLECT  
CURRENT  
CONDITIONS



FOUNDATIONAL  
ASSUMPTIONS  
ARE OUTDATED



CURRENT  
CHALLENGES:  
SLOWED  
GROWTH, WATER  
RELIABILITY,  
HOUSING  
AFFORDABILITY



COMMUNITY  
PRIORITIES HAVE  
CHANGED OR  
NEED TO BE  
REASSESSED

**Integrated Framework:  
Updating one element affects  
others**

**Safety Element and Housing  
Element recently updated**

**Ensures cohesive alignment,  
preservation of rural character,  
integration of new strategies**

**Benefits:**

**Maintain local control**

**Prepares for future challenges**

**Modernizes approach for  
economic growth,  
environmental protection, and  
cultural preservation**

# Why Comprehensive?

# Looking Forward...

---



SCOPE OF WORK  
FOR GENERAL  
PLAN UPDATE



SOLICIT  
PROPOSALS



PROCUREMENT  
AND CONTRACT



COSTS



TIMEFRAMES