





## TABLE OF CONTENTS

1. INTRODUCTION .....	3
2. MAJOR PLANNING ACTIVITIES IN 2023.....	4
Title 130 Zoning Ordinance Amendments.....	4
Traffic Impact Fee (TIF) Program Annual Update.....	5
Traffic Impact Fee (TIF) Program Major 5-yr Update.....	5
Capital Improvement Program (CIP) Annual Update.....	5
3. GENERAL PLAN OVERVIEW .....	6
Background and History .....	6
2023 General Plan Updates.....	6
Upcoming General Plan Updates.....	6
State General Plan Annual Progress Report Guidelines.....	7
State General Plan Annual Progress Report General Content.....	9
4. GENERAL PLAN ELEMENTS.....	15
Land Use Element.....	15
Transportation and Circulation Element.....	17
Housing Element.....	18
Public Services and Utilities Element.....	188
Public Water Resources Planning.....	18
Public Health, Safety, and Noise Element.....	19
Conservation and Open Space Element.....	20
Agriculture and Forestry Element.....	20
Parks and Recreation Element .....	21
Economic Development Element.....	22
5. GENERAL PLAN IMPLEMENTATION PLAN.....	23
6. PLANNING AND DEVELOPMENT ACTIVITIES .....	24
General Plan Amendments.....	24
Zoning Ordinance / Zoning Map Amendments.....	25
Parcel Rezones .....	25
Discretionary Development Applications .....	26



## FIGURES

Figure 1: 2023 General Plan Implementation Summary..... 9  
Figure 2: 2023 Status of General Plan Implementation Measures by Element..... 10

## TABLES

Table 1: Summary of Discretionary Development Applications Filed in 2023 ..... 27

## APPENDICES

Appendix A: Growth Monitoring Charts

Appendix B: General Plan Incomplete Implementation Measures

Appendix C: 2023 Housing Element Annual Progress Report



## 1. INTRODUCTION

An annual progress report for General Plan implementation is required to be submitted to the El Dorado County (County) Board of Supervisors (Board), the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). This report was presented to the County Board on March 19, 2024. The item presented to the Board is available on the County's online [Agenda Calendar](#), Board Agenda Date: 03/19/2024, Legistar File No. 24-xxxx). The annual report includes:

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

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

This report supports General Plan Policy 2.9.1.1 which states that the County must "monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth." As directed by the General Plan (Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4), the results of this monitoring process are to be examined at five-year intervals. If the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County may make appropriate adjustments to the Plan's development potential, including the adjustment of Community Region and Rural Center boundaries, as part of the five-year review process. The last General Plan five-year review for 2016-2020 was completed in March 2024. The next five-year review for 2021-2025 will be completed in 2026. This report also addresses compliance with County-specific monitoring requirements, such as General Plan Policy 2.9.1.5 (periodic review of Policies and Implementation Measures that may reduce environmental damage). Information from this report may be used for identification of necessary adjustments, if any, that should be made to further implement the General Plan. This report also helps identify emerging trends in housing, employment, land development, and population growth to ensure that the General Plan continues to adequately



O  
And County

address and meet the needs of El Dorado County residents, businesses, and visitors for the near future.

## 2. MAJOR PLANNING ACTIVITIES IN 2023

Major planning activities related to General Plan implementation either completed or ongoing during the 2023 calendar year summarized below. General Plan implementation tasks are discussed in detail under appropriate section(s) for each General Plan Element.



### Title 130 Zoning Ordinance Amendments

Cool Design Review Overlay: On December 15, 2015 (File No. 11-0356, Item No. 42) the Board of Supervisors approved a comprehensive update to Title 130 of the County Ordinance Code (Zoning Ordinance). Prior to the 2015 Countywide Zoning Ordinance Update (2015 ZOU), previous Zoning Ordinance regulations, including former Section 17.14.130 (Architectural Supervision), required a discretionary Planning Commission review of all new buildings or structures on commercial and multifamily-zoned parcels visible from a state highway, which included all commercial or multifamily-zoned parcels within the Cool Rural Center.

After adoption of the 2015 ZOU, the above architectural supervision regulations for commercial and multifamily-zoned lands fronting state highways were inadvertently removed from the Zoning Ordinance. This resulted in inconsistent design oversight for commercial and multifamily-zoned lands within the Cool Rural Center. While many parcels still required County design oversight because they were located within Design Review-Community Combining Zone (-DC) or Planned Development (-PD) Combining Zones, staff identified 11 individual commercial or multifamily-zoned parcels or portions of parcels that were not located within either of the above zoning overlays. Therefore, under existing zoning regulations, no discretionary design approval was required prior to obtaining a building or grading permit on those parcels.

On March 7, 2023 (File No. 23-0256, Item No. 23), the Board of Supervisors directed staff to restore County design oversight for affected parcels by adding a new Design Review-Community Combining Zone (-DC) overlay to the remaining 11 commercial or multifamily-zoned parcels or portions of parcels that were not currently located within an existing (-DC) or (-PD) Combining Zone overlay. On June 27, 2023, the Board adopted Ordinance 5178 restoring County design oversight for the above affected parcels.

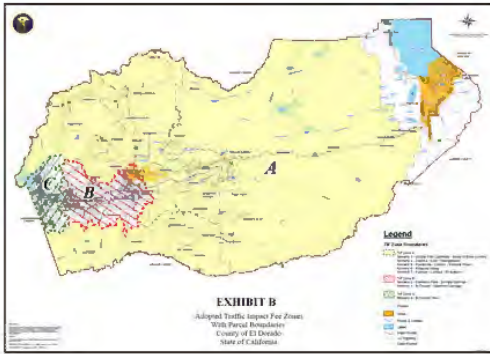
Ranch Marketing/Winery Ordinance Update: On June 20, 2023, the Board adopted Ordinance 5177 (File No. 23-1143, Item No. 39) which amended Section 130.40.260 – Ranch Marketing and Section 130.40.400 – Wineries which addressed long standing land use conflicts between Ranch Marketing and Winery operations and neighboring properties resulting mainly from special events, specifically amplified music. The executed ordinance also provides additional clarity for Ranch Marketing or Winery Operators, the public, County staff, and County decision makers on how to interpret the Ranch Marketing and Winery Ordinances by addressing ambiguity and ensuring



O  
And County

consistency. Lastly, the ordinance is meant to improve compliance with the Ranch Marketing and Winery ordinances through enhanced activity tracking and enforcement.

### Traffic Impact Fee (TIF) Program Annual Update

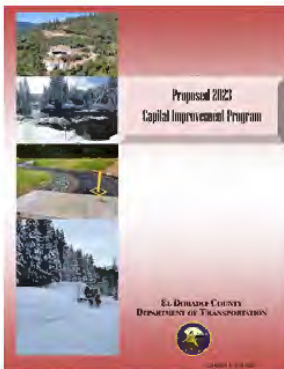


On May 2, 2023 the Board adopted Resolution 070-2023 for the 2023 TIF Schedule Annual Update. (Refer to the County’s online Agenda Center, Board of Supervisor’s Agenda Date: 05/02/2023, Item 44, Legistar file: 23-0342) This was the first update that utilized the Construction Cost Index published by Engineering News-Record (ENR) following Board direction on November 15, 2022. The TIF Program is a funding source for the County to use to offset the costs of impacts to the County’s transportation system

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

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

In the fall of 2023, DOT staff began preparations to begin work on the next Major Update to the TIF Program. This work will focus on updating baseline year estimates for the number of residential dwelling units and jobs, while preparing new growth rates and projections for residential and non-residential growth from 2023 through 2045. The Travel Demand Model will also be updated to identify a list of projects to be included in the TIF Program going forward. Finally, an updated Nexus model will be prepared to determine the new fee schedule. Staff anticipates several meetings with the Board over the next year, with final adoption in late 2024.



### Capital Improvement Program (CIP) Annual Update

On June 6, 2023 the Board adopted the 2023 Capital Improvement Program (CIP) Book. The 2023 CIP includes the following four programs: the County’s West Slope Road and Bridge Program, the Tahoe Environmental Improvement Program, the Airport Program, and the Capital Overlay and Rehabilitation Program (Refer to the County’s online Agenda Calendar, Board Agenda Date: 06/06/23, Item 56, Legistar File: 23-0851). The CIP Board workshop for the 2023 CIP was held on March 7, 2023 (Item 36, Legistar file: 23-0055) with the



O And County  
Planning Commission making a finding of General Plan consistency on March 14, 2023 (Item 2, Legistar File: 23-0611).

The CIP is the long-range plan for all individual capital improvement projects, including cost estimates, schedules, and funding sources. It provides strategic direction for capital projects over a current year, 5-, 10-, and 20-year horizon. The CIP is used as a planning tool and is updated annually as new information becomes available regarding Board priorities, funding sources, project cost estimates, and timing.

To ensure that growth is consistent with the General Plan and does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A 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 TIF Program update every five years, in line with the major review of the General Plan, specifying expenditures for roadway improvements within the next 20 years.

The [2023 CIP Book](#) and additional project information are available on the County website.

### **3. GENERAL PLAN OVERVIEW**

#### **Background and History**

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

#### **2023 General Plan Updates**

There were no completed General Plan Amendments in the 2023 calendar year.



## Upcoming General Plan Updates

Staff is in the process of updating its Public Health, Safety, and Noise Element (Safety Element). The Safety Element is one of the seven mandatory elements of the County's General Plan. State law requires that the County update the Safety Element upon revision of the Housing Element, which was updated in May 2022. Updates to the Safety Element will meet the requirements of California Government Code Section 65302(g) as updated by Senate Bills 1241, 379, and 1035, and will be consistent with the recently updated Housing Element.

The Safety Element Update will address fire risk in state responsibility areas (SRAs) and land classified as very high fire hazard severity zones in SRAs. The County will also ensure the Safety Element Update addresses climate change hazards, including a Climate Vulnerability Assessment (CVA), and incorporates climate adaptation and resiliency strategies that complement the County's Local Hazard Mitigation Plan (LHMP). The County's CVA will identify risks that climate change poses to the County and the geographic areas at risk from climate change impacts following the guidance found in SB 379 and other relevant vulnerability assessment tools and guides, meeting the requirements in Government Code section 65302(g).

Staff anticipates that the Safety Element Update will be finalized by Spring 2024 after review by the Planning Commission, Board, California Board of Forestry and Fire Protection, and California Geological Survey.

## State General Plan Annual Progress Report Guidance Memo

On October 6, 2022, the Governor's Office of Planning and Research (OPR) released an updated *General Plan Annual Progress Report Guidance Memo* for the 2022 reporting year and beyond. OPR has not further updated the memo for the 2023 reporting year. The 2022 *Memo* suggested that the General Plan Annual Progress Report (APR) should include the following general contents:

5. *Introduction.*
6. *Table of Contents.*
7. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*
8. *The date of the last update to the General Plan.*
9. *Measures associated with the implementation of the General Plan with specific reference to individual element.*





O  
And County

10. *Housing Element APR reporting requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584) and HCD’s housing element guidelines.*
11. *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.*
12. *Priorities for land use decision-making that have been established by the local legislative body (e.g., passage of moratoria or emergency ordinances).*
13. *Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.*
14. *One or more lists of the following, including reference to the specific general plan element or policy, status (i.e. approved/denied, initiated/ongoing/ completed, etc.), and brief comment on how each advanced the implementation of the General Plan during the past year:*
  - a) *Planning activities initiated – These may include, but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans,*
  - b) *General Plan Amendments – These may include agency-driven as well as applicant-driven amendments, and*
  - c) *Major development applications processed.*



## State General Plan Annual Progress Report General Content

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

The Board approved an Implementation Plan as part of the 2004 General Plan. Since adoption of the General Plan, the Board has approved some amendments to the Implementation Plan. The Implementation Plan, as of 2023, consists of 229 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 185 measures have been completed<sup>3</sup>, 40 measures are in progress<sup>2</sup>, and 4 measures remain to be implemented.<sup>1</sup>

A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this report. The 2023 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.

**Figure 1: 2023 General Plan Implementation Summary**

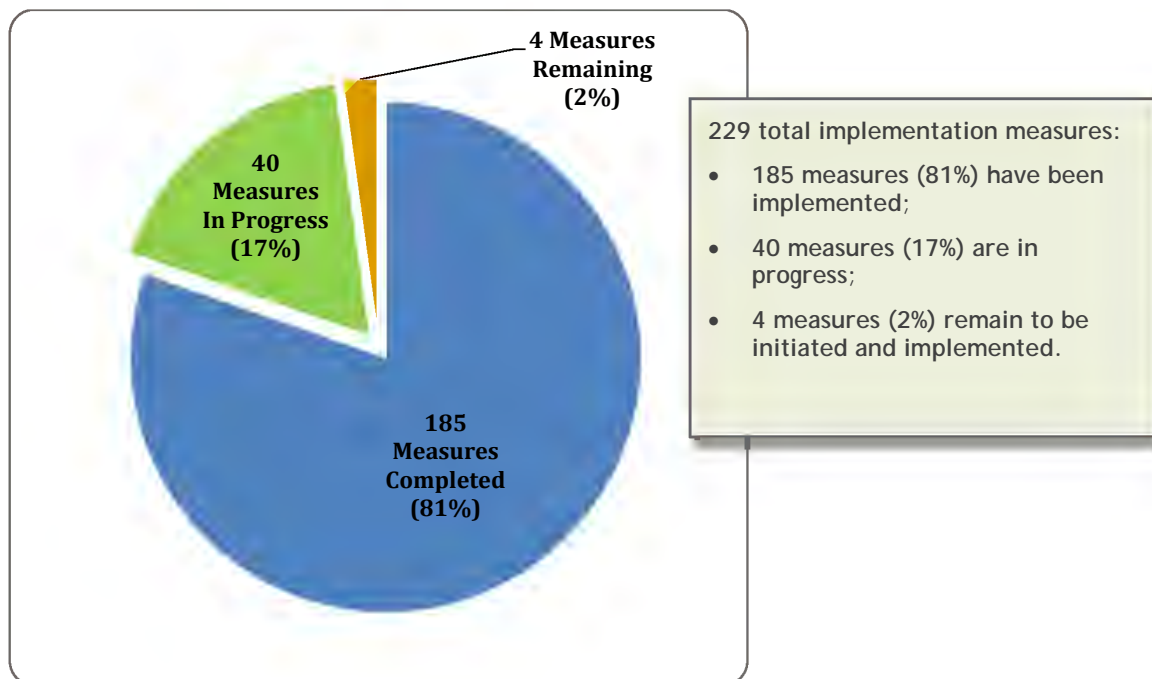




Figure 2: 2023 Status of General Plan Implementation Measures by Element

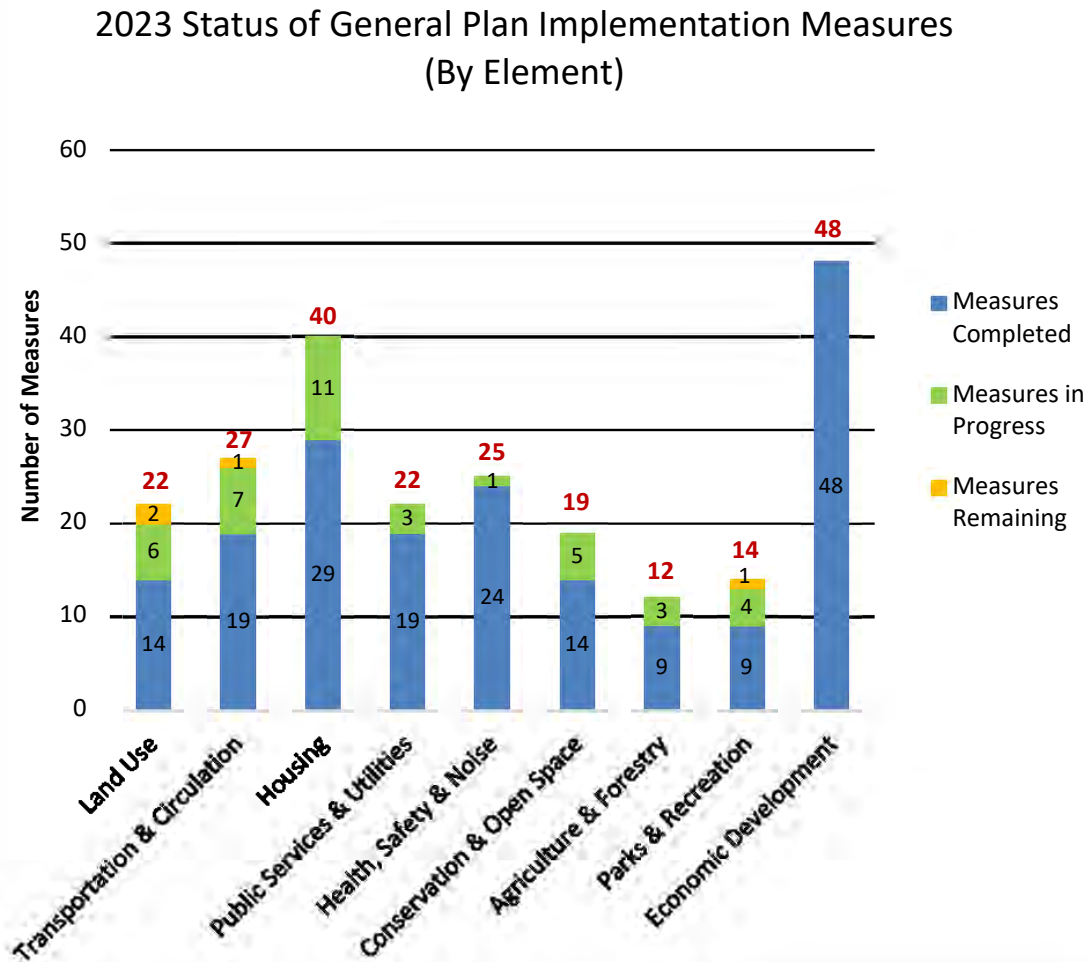


Figure 2 Notes:

- <sup>1</sup> Measures shown as “**remaining**” means that no action(s) have been initiated for those identified measures as of the end of calendar year 2023.
- <sup>2</sup> Measures shown as “**in progress**” means that initial action(s) required by specific implementation measures have been initiated, but not completed, by the end of calendar year 2023.
- <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 2023. 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.



0  
And County

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

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

The Amended 2021-2029 Housing Element Update includes 40 Implementation Measures. The implementation status of each of these measures is provided in Table D of the 2023 Housing Element Annual Progress Report. The [2023 Housing Element Implementation Progress Report](#) is available on the County’s website, and is included as Appendix C.

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

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

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



O  
And County

In July 2017, OPR completed a comprehensive update to the General Plan Guidelines, the first comprehensive update since 2003. As part of OPR's 2017 revision to the General Plan Guidelines, two new general plan elements were added:

- 1) Environmental Justice
- 2) Air Quality.

A discussion of these new elements and their applicability to El Dorado County during calendar year 2023 is as follows.

**Environmental Justice Element:**

Government Code Section 65302(h) 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))

"Disadvantaged Communities" are defined 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 2021, El Dorado County conducted a study that did not identify any areas in the county as "Disadvantaged Communities" or a "low-income area" as defined by the above criteria, and therefore, is not required to incorporate an Environmental Justice Element into the County General Plan. The conclusion from the study is still relevant and accurate in 2023.

**Air Quality Element:**

Like the Environmental Justice Element, the new Air Quality Element is mandated for cities and counties with Disadvantaged Communities. Cities and counties with Disadvantaged Communities, as defined by Government Code Sections 65302(h) (4) (A) and 65302(h) (4)



O  
And County

(C)), must also incorporate an Air Quality Element into their general plans. In 2021, the County conducted a study that did not identify any areas in the county as Disadvantaged Communities as defined by the above criteria. Therefore, the County was not required to incorporate an Air Quality Element into its General Plan.

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

There were no updates to the County's General Plan in calendar year 2023. The date of the last update to the General Plan in 2022 was when the Board adopted the Amended 2021-2029 Housing Element Update on March 22, 2022 (GPA21-0004).

The County is in the process of updating its Public Health, Safety, and Noise Element (Safety Element) to modernize and bring it into compliance with new State laws relating to wildfire risk, evacuation routes, and climate adaptation. For more information, please visit the County's website [here](#).

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

On June 13, 2023, the Board endorsed a prioritized list of County-initiated long range land use planning projects for Fiscal Year (FY) 2022-23 (*refer to the County's online [Agenda Calendar](#), Board Agenda Date: 6/13/2023, Item 3, Legistar File: 23-1059*). The Long Range Planning Work Plan is updated annually to adapt to the Board's current project priorities, regulatory requirements, and reflects the status of the Long Range Planning work program for each fiscal year.

There are eighteen (18) items that were identified as priority projects for the Long Range Planning staff. Projects are placed on the Work Plan based on the following criteria:

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

Projects on the Long Range Planning Work Plan for land use decision making included the following:

- 2023 Housing Element Annual Progress Report,
- 2022 and 2023 General Plan Implementation Annual Progress Report
- General Plan Five-Year Review 2016-2020
- Pre-Approved Accessory Dwelling Unit (ADU) Plan Program



O  
And County

- Affordable Housing Initiatives (Affordable Housing Ordinance and Affordable Housing Task Force)
- General Plan Safety Element Update
- Commercial/Multi-Family Residential Design Standards (Community Centers and Rural Centers)
- Zoning Ordinance Major Update
- Cool Design Review-Community Combing Zone (Completed)
- Ecological Preserve Fee Update
- Texas Hill EID Reservoir Parcel Rezones
- General Plan Amendment and Zoning Ordinance/Map Minor Updates
- Scenic Corridor Ordinance
- Ranch Marketing/Winery Ordinance Amendments (Completed)
- Tahoe Commodities Incentives for Affordable/Workforce Housing Projects
- New Jurisdiction-Wide Area Plan of Update to Meyers Area Plan
- Infill Incentive Ordinance
- Cultural Resources Ordinance

As a response to the Mosquito Fire, the County also approved an Urgency Ordinance 5172 in January 2023, which amended Title 130 (Zoning Ordinance) to provide permit fee waivers for eligible applicants (Legistar no. 22-2231).

For more information regarding the [Long Range Planning Work Plan](#), please visit the County's website.

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

In 2023, there were no completed amendments to the General Plan. Amendments to the General Plan in previous years are also summarized in the County's General Plan Annual Progress Reports, located on the [County's General Plan Implementation website](#).

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

A list of Implementation Measures that are classified as either “incomplete,” “in progress,” or “remaining” as of calendar year 2023 is included in the discussion of each Element below in this report. Planning activities initiated, General Plan Amendments, and major development



applications processed during the calendar year 2023 are included in Section 6 (Planning and Development Activities) of this report.

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

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

#### 4. GENERAL PLAN ELEMENTS

Following is a summary of each of the nine Elements included in the County’s General Plan.

---

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

---

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

- 1) Make the most efficient and feasible use of existing infrastructure and public services;
- 2) Provide for new and existing development that promotes a sense of community;
- 3) Define those characteristics which make the County “rural” and provide strategies for preserving these characteristics;
- 4) Provide opportunities for positive economic growth in such areas including employment, tourism, increased retail sales and high-technology industries; and
- 5) Provide guidelines for new development that maintains and enhances the quality of the County.

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

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

<b>Community Regions</b>	Bounded by a limit line demarcating where urban/suburban uses will be developed.
--------------------------	--





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

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

Regular monitoring has found the following:

- As of calendar year 2023, no new Specific Plans (SP) have been approved after 1999.
- Recent monitoring of discretionary development between calendar years 2022 and 2023 noted changes in the number of requests for new residential lots as follows:
  - Requests for new residential lots via Tentative Subdivision Map decreased. In calendar year 2023, a combined 187 new residential lots were requested (three Tentative Subdivision Maps), compared to 499 new residential lots requested (three Tentative Subdivision Maps) in 2022.
  - Applications for residential Tentative Parcel Maps increased. In calendar year 2023, seven (7) residential Tentative Parcel Maps were submitted (for 24 residential lots), compared to six (6) residential Tentative Parcel Maps submitted (for 17 residential lots) in 2022.
- During the monitoring period<sup>1</sup> from 2000–2023, a growth trend continued in various sectors of commercial, non-residential development including the following:
  - Approximately 730 total building permits were finalized (completed) with new employment-generating square footage; and
  - Approximately<sup>2</sup> 6,877,575 new square feet of employment-generating commercial/ industrial/research and development space was created.



O  
And County

- During calendar year 2023:
  - 27 building permits were finalized (completed) with new employment-generating square footage; and
  - Approximately<sup>2</sup> 213,000 new square feet of employment-generating capacity was created.

Notes:

<sup>1</sup>Numbers from monitoring period 2000-2023 are rounded.

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

Sources: *El Dorado County Planning and Building Department (2023)*.

---

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

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

In 2023, the General Plan Implementation Plan for the Land Use Element continued to remain at 14 out of 22 implementation measures completed (64%). Six (6) measures are in progress (27%) and two (2) measures remain to be addressed (9%) as shown in Appendix B.

---

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

---

The Transportation and Circulation Element provides the framework for decisions in the County concerning the countywide transportation system as required by California Government Code Section 65032. The system includes facilities for various transportation modes, including roads, transit, non-motorized, and aviation. This Element provides for coordination with the incorporated



And County

cities within the County, El Dorado County Transportation Commission, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, and state and federal agencies that fund and manage the county's transportation facilities. The Transportation and Circulation Element reflects the urban and rural diversity of the unincorporated areas of the County and establishes standards that guide the development and circulation maintenance of the transportation system, including access to the road and highway system required by new development.

During 2023, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2023, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Annual Update to the TIF (formerly TIM Fee) Program and several site-specific development project analyses.

In 2023, implementation measures remain at 19 of 27 measures completed (70%). Seven (7) measures (26%) are in progress, and one (1) measure (4%) remains to be addressed as shown in Appendix B.

---

### ***Housing Element***

---

The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. The Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program, which sets forth an 8-year action plan of the local government to implement the goals and objectives. As noted above, the County's Housing Element, updated in 2022 and certified by HCD on May 20, 2022, is valid for the 2021-2029 planning period. The County's progress in meeting Housing Element goals is addressed in the County's 2023 Housing Element Annual Progress Report, included as Appendix C. This report details the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.

In 2023, 29 implementation measures (73%) were deemed complete and eleven (11) measures (27%) remain in progress (40 measures total) as shown in Appendix B.

---

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

---

The purpose of the Public Services and Utilities Element is to promote a pattern of development, which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although State law does not require the Public Services and Utilities Element, the subjects addressed in this Element are critical to the County's future growth and development. The implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, with 19 implementation measures (86%) deemed complete and three (3) implementation measures (14%) still in progress as shown in Appendix B.



## Public Water Resources Planning

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

In 2023, EDWA continues to implement the WRDMP. A few of EDWA's major highlights from 2023 include the following;

- Working with County of El Dorado to develop countywide water contingency plan for small water systems and established a County Drought Task Force consistent with Senate Bill 552 requirements.
- Convened the Upper American River Watershed Group to develop the 2023 Programmatic Watershed Plan which establishes a cohesive and shared vision for sustainably managing the Upper American River watershed for long-term resiliency and community prosperity;
- Performing an economic valuation of the over 20 ecosystem goods and services provided in the Upper American River watershed;
- Convened biannual Countywide Plenary for Water in spring and fall to enhance collaboration to better manage existing water resources, improve reliability and resilience of our water supply, and protect the region's watershed;
- Formed a partnership with El Dorado Resource Conservation District and received a \$1.875M grant from the United States Bureau of Reclamation to implement post-Caldor Fire watershed restoration to protect the source watershed of the Grizzly Flats community;
- Secured funding to install snowpack stations in the watershed to provide critical real-time data and support water supply forecasting needed to help the region better prepare for, identify, and respond to drought. Two snowpack stations have been installed thus far using grant funding; and
- Continued to administer water-resource related projects that received American Rescue Plan Act funding.

---

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

---

The overall focus of the Public Health, Safety, and Noise Element (Safety Element) is to provide guidelines for protecting County residents and visitors from existing and potential health, safety, or noise hazards in the County. The Safety Element is consistent with the requirements in California Government Code Section 65302 and other applicable sections. Specifically, Section 65302(g)



O  
And County

requires communities to identify “any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.” The Safety Element addresses community noise limitations, in accordance with Government Code Section 65302(f).

As discussed above, staff is currently updating the Safety Element. State law requires that the County update the Safety Element upon revision of the Housing Element. Staff anticipates that the Safety Element Update will be finalized in Fall 2023. For more information on the [Safety Element Update](#), please visit the County’s website.

In 2023, the General Plan Implementation Plan for the current Safety Element remained at 24 out of 25 implementation measures completed (96%). Only one measure is remaining and in progress (4%) 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 the County. Management of the County’s resources assures the availability of those resources to future generations and the realization of their full economic potential. Pursuant to Government Code Section 65302, both a Conservation and an Open Space Element must be included in a General Plan. The County General Plan combines these two elements into the Conservation and Open Space Element and satisfies the legal requirements for the Conservation and Open Space Elements defined in the Government Code Sections 65302(d) and 65560, respectively.

In 2023, implementation of the Conservation and Open Space Element remained at 14 of 19 Implementation Measures completed (74%). Five (5) measures are in progress (26%) as shown in Appendix B.

---

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

---

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

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



O  
And County

In 2023, implementation of the Agriculture and Forestry Element remained at 9 out of 12 Implementation Measures completed (75%). The remaining three measures (25%) are still in progress, as shown in Appendix B. The key planning efforts to implement this Element include an ongoing agricultural and forestlands suitability evaluation (Implementation Measure AF-C) and development of a threshold of significance for the loss of agricultural land and a program to mitigate for loss of agricultural land (Implementation Measure AF-F) as discussed under the Agricultural Lands Evaluation and Mitigation for Loss of Agricultural Lands sections below.

### **Agricultural Lands Evaluation**



Land Use Element Implementation Measure AF-C requires development and implementation of procedures to evaluate the suitability of land for both agricultural and forest production uses. In 2023, the Agricultural Department continued the second phase of the Agricultural “Opt-In” Program. The purpose of this program is to provide property owners with existing commercial agricultural operation or plans to develop lands for agriculture the opportunity to “opt-in” to agricultural zoning. By having property properly zoned for agriculture and included in an Agricultural District, property owners will retain their “Right to Farm,” advantages, which include agricultural setbacks and agricultural buffers. Staff continued to develop a program for the analysis of parcels that are not zoned for agriculture within and outside of Agricultural Districts. Factors considered included the properties’ land use designations, acreage size, soils, slope, and other related factors. This project is anticipated to be completed in early 2024.

---

### **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.

In 2023, implementation of the Parks and Recreation Element remained at 9 of 14 implementation measures completed (64%). Four (4) measures are in progress (29%) and one (1) measure remains to be addressed (7%) as shown in Appendix B.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2023.

- Continued sanitation disposal for the Rubicon Trail



Office of Economic  
Development  
and County

- Received 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
- Completed Operations and Maintenance Grant and Education Grant;
- Completed the 2023 Annual Rubicon Trail Report;
- Built new kiosk at Henningsen Lotus Park for river safety;
- Implemented online and credit card system for park fees;
- Continued working on the renovation of the Chili Bar Park;
- Completed the River Management Plan 5-Year Summary;
- Continued to work with community group on a park design and CEQA document for Forebay Park;
- Continued developing the Parks and Trails Master Plan Update;
- Completed construction of the Old Depot Road Bike Park, funded with State grants;
- Began construction on the Railroad Park Dog Park and Playground; and
- Acquired property for and active recreation park in Diamond Springs and adopted the Environmental Impact Report (EIR) December 12, 2023 (Legistar File: 23-2024)

---

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

---



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

The Office of Economic Development accomplishments during 2023 are highlighted below, many of which are continued efforts.

- Collaboration with the Chief Administrative Office for a system-wide approach to Economic Development objectives that involve multiple County departments while strengthening partnerships with the El Dorado County Office of Education and local Chambers of Commerce;
- Regular updates to the Elevate to El Dorado, Planning and Building websites on upcoming events and related economic development activities;
- Engagement of social media outlets, sponsorship of Greater Sacramento Economic Council and Tahoe Prosperity events;
- Coordination with John Krueger dba National Real Estate Market Advisors, in reaching out to businesses County-wide through communication to advise businesses of resources available to them to address the impacts of the pandemic;



O  
And County

- Facilitation of countywide discussion regarding Broadband, which is now considered critical infrastructure for economic development;
  - Implemented Year Two of the County-led broadband internet speed test campaign;
  - Issued RFP for \$500,000 LATA Broadband Grant for design and engineering for additional project locations;
- Provision of 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;
- Project management by Economic Development Senior Planner on several large commercial planning projects;
- Presentation of Coloma/Lotus Economic Impact Report to the Board of Supervisors resulting in one-time funding for the region to bolster overnight stays;
- Collaboration with the Board of Supervisors to establish a County-wide Strategic Plan for Economic Development, resulting in a new strategic plan for Economic Development entitled “Thriving Economy”;
- Partnership with the Greater Sacramento Economic Council (GSEC) for Economic Development business resources and recruitment support;
- Continued work with the 50 Economic Alliance, a group consisting of Rancho Cordova, Folsom, and El Dorado County Chambers and Economic Development teams that promote the region;
- Issuance of the first contract under Policy J-9, Startup and Entrepreneur Technical & Assistance Program and support for applicant companies to the program; and
- Submission of applications for over 30 million dollars in grants to the California Public Utilities Commission (CPUC) for expanded broadband efforts in El Dorado County.

The Economic Development Element is considered to be fully implemented as 48 of 48 implementation measures (100%) have been completed prior to 2023.

## 5. GENERAL PLAN IMPLEMENTATION PLAN

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

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

1. Land Use,
2. Transportation and Circulation,
3. Housing,
4. Public Services and Utilities,
5. Health, Safety and Noise,





O  
And County

6. Conservation and Open Space,
7. Agriculture and Forestry,
8. Parks and Recreation, and
9. Economic Development.

Each category provides program-level strategies to implement each Element. Within each Element category, specific implementation measures are described, along with references to General Plan policies supporting each individual measure. In many cases, implementation measures may implement multiple General Plan policies. In some instances, changes to the Zoning Ordinance or other County codes may be necessary before additional progress can be made to accomplish implementation actions. For example, the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-1) is part of the implementation plan, where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary to limit noise-generating activities.

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

As part of the General Plan implementation process, the County is also required by state law to implement a Mitigation Monitoring Program, or MMP. The MMP is a valuable tool to regularly review and assess the progress of specific mitigation measures incorporated into the General Plan to reduce environmental impacts. (Public Resources Code Sections 21081.6 and 21081.6(b); Government Code Section 65400; and CEQA Guidelines Sections 15091.d, 15097, 15097(b)). The General Plan also requires regular reviews of the mitigation measures pursuant to General Plan Policy 2.9.1.5. As all mitigation measures have been incorporated into the Implementation Plan, the General Plan is deemed “self-mitigating.” Therefore, all mitigation measures are included in the Implementation Plan and serve as implementation measures, which directly affect the completion of the MMP.

## 6. PLANNING AND DEVELOPMENT ACTIVITIES

Planning and development activities in 2023 included one (1) application for a General Plan Amendment, five (5) applications for Zoning Ordinance Amendments, and 79 Discretionary Development Applications.

---

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

---

New development projects that do not conform with the General Plan may request a General Plan Amendment (“GPA”), which alters specific aspects of the General Plan despite being consistent with the overall purpose of the General Plan and its goals and objectives. The following GPAs were initiated during calendar year 2023.

### ***General Plan Amendments Initiated in 2023***

---

*County of El Dorado, March 2024*

24



O  
And County

### Privately Initiated

There were no privately initiated General Plan Amendments in the 2023 calendar year.

### County-Initiated

**Tahoe El Dorado Area Plan (GPA23-0001, Z23-0005)**: The Planning Department has coordinated with the Tahoe Regional Planning Agency (TRPA) to facilitate an expanded Area Plan. This expanded plan will encompass the current Meyers Area Plan and will incorporate other areas of the County within the Tahoe Basin, including Tahoma, Meeks Bay, Emerald Bay, and Christmas Valley. The TED Area Plan will also identify and incorporate additional affordable housing opportunities, modify the County Zoning Ordinance (Title 130) to be consistent with TRPA's Plan Area Statements, and implement actions recommended in TRPA's threshold evaluation reports. Facilitation of this expanded Area Plan began in August 2023 with a presentation to the Board of Supervisors District 5 advisory group. Early public outreach and engagement efforts will begin in 2024 as a part of an executed contract with Ascent Environmental.

---

## **Zoning Ordinance / Zoning Map Amendments**

---

The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. New Zoning Ordinance text and map amendments submitted to and processed by the County in calendar year 2023 is noted below.

### Privately Initiated

**The Crossings Phases 2 and 3 (Z23-0001, PD-R23-0001, CUP23-0002)**: The application consists of a request to modify Phases 2 and 3 of an approved Planned Development (PD97-0011) with a Development Agreement (DA98-0001) by changing the zoning designation of five parcels (327-110-012, 327-120-019, 327-120-020, 327-120-021, and 327-120-022) totaling approximately 48.6-acres from Regional Commercial (CR) to Recreational Facilities, High-Intensity (RFH) for the purpose of allowing an RV Resort and Campground facility.

**Falco Rezone (Z23-0002, P23-0003)**. The request is to change the zoning designation of one parcel (102-353-005) from One-Acre Residential (R1A) to the parcel with APN 109-100-010-000 from Residential Estate (RE-5) to Residential 1 Acre (R1A).

### County-Initiated



O  
And County

County Initiated Zoning Amendments for 2023 are discussed in Section 1, Major Planning Activities (Z23-0003 Cool Design Review Overlay) and Section 6, County Initiated General Plan Amendments (GPA23-0001, Z23-0005 Tahoe El Dorado Area Plan).

---

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

---

In 2023, a total of 79 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 2023 are summarized in Table 1 below (on the next page).



2023 General Plan Implementation  
Annual Progress Report

**Table 1: Summary of Discretionary Development Applications Filed in 2023**<sup>1, 2, 3</sup>

Application Types	Applications Submitted in 2023			
	New Request	Approved	Denied/ Withdrawn/ Unpaid/Hold/Expired	Still in Process
Certificate of Compliance	3	1	0	2
Commercial Cannabis Operating Permit	1	0	0	1
Commercial Cannabis Pre-Application	0	0	0	0
Commercial Cannabis Use Permit	0	0	0	0
Conditional Use Permits	15	2	1	12
Design Review Permits	3	0	0	3
Design Review Permit - Revision	3	3	0	0
Development Agreements	0	0	0	0
Development Plans	2	0	0	2
Development Plan Revision	4	0	0	4
General Plan Amendments	0	0		0
Minor Use Permits				
Parcel Maps	9	2	0	7
Parcel Map Amendment	0	0	0	0
Pre-Applications	15	6	4	5
Rezones	3	1	0	2
Specific Plans				
Subdivision Maps	3	0	0	3
Subdivision Map Revision or Amendment	5	2	2	1
Temporary Use Permits	7	5	0	2
Variances	4	1	0	3
Williamson Act Contracts	2	0	0	2
<b>Totals</b>	<b>79</b>	<b>23</b>	<b>7</b>	<b>49</b>

Table 1 Notes:

1. Table only identifies applications initiated in 2023 and provides their statuses as of the writing of



## 2023 General Plan Implementation Annual Progress Report

O  
And County

this report. Table does not include revisions to approved entitlements.

2. County-initiated projects ("Gov") files, County-initiated General Plan Policy Amendments, Zoning Ordinance Revisions, Administrative Permits, Lot Line Adjustments, Vacation Home Rentals, and Site Plan Reviews are not included.
  3. Multiple discretionary development applications may be filed for the same project. For application details, refer to the Planning Services "eTRAKiT" webpage below:  
<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>
-