

~~December~~~~August 2021~~January 2022 | General Plan EIR Addendum

# ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2001082030

FOR THE

# 2021–2029 HOUSING ELEMENT UPDATE

El Dorado County

*Prepared for:*

**El Dorado County**

Bret Sampson

Planning Manager

2850 Fairlane Court

Placerville, California 95667

530.621.5159

*Prepared by:*

**PlaceWorks**

Contact: Miles Barker, Project Planner

101 Parkshore Drive, Suite 112

Folsom, California 95630

916.276.0616

info@placeworks.com

www.placeworks.com



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# 1. Addendum to the Adopted General Plan EIR

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## 1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as El Dorado County’s (County’s) guiding policy document that meets future needs of housing for all the County’s economic levels. The Housing Element is ~~only~~ one of nine elements of the County’s General Plan.

The General Plan is the foundation development policy document of El Dorado County. It defines the framework by which the physical, economic, and human resources of the County are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the County with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the County and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address all physical impacts resulting from development in El Dorado County.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within El Dorado County must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the County’s proposed 2021–2029 Housing Element update. This addendum to El Dorado County’s General Plan EIR, certified in May 2003 (State Clearinghouse Number 2001082030) demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

## 1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use; agriculture and forestry; visual resources; traffic and circulation; water resources; utilities; public services; human health and safety; geology, soils, and mineral resources; noise; air quality; biological resources; cultural resources; and Lake Tahoe Basin. The mitigation measures from the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: geology, soils, and mineral resources; and cultural resources.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics:

- Land Use
  - 5.1-2: Substantial Alteration or Degradation of Land Use Character in the County or Subareas
- Agriculture and Forestry
  - 5.2-1: Potential for Conversion of Important Farmland, Grazing Land, Land Currently in Agricultural Production or Result in Cancellation of a Williamson Act Contract
- Visual Resources
  - 5.3-2: Degradation of Existing Visual Character or Quality of the Area or Region
- Traffic and Circulation
  - 5.4-1: Potential Inconsistencies with LOS Policies
  - 5.4-2: Increase in Daily and Peak Hour Traffic
  - 5.4-3: Short-term Unacceptable LOS Conditions Related to Generation of New Traffic in Advance of Transportation Improvements
  - 5.4-4: Insufficient Transit Capacity
- Water Resources
  - 5.5-1: Increased Water Demand and Likelihood of Surface Water Shortages Resulting from Expected Development
  - 5.5-2: Potential Environmental Impacts Associated with the Development of New Surface Water Supplies and Related Infrastructure
  - 5.5-3: Increase in Groundwater Demand and Related Impacts
  - 5.5-4: Increase in Wastewater Flows and Related Infrastructure Impacts
  - 5.5-7: Increase in Surface Water Pollutants from Additional Wastewater Treatment Plant discharges
- Utilities
  - 5.6-3: Potential Noncompliance with State-Mandated Diversion Rate
  - 5.6-5: Potential for Land Use Incompatibility and Other Impacts of New and Expanded Solid Waste and Hazardous-Waste Facilities

- 5.6-6: Potential for Land Use Incompatibility and Other Impacts of New and Expanded Energy Supply Infrastructure
- 5.6-7: Potential for Impacts Associated with New and Expanded Communications Infrastructure
- Public Services
  - 5.7-3: Potential Land Use Incompatibility Associated with Development and Expansion of Public School Facilities
- Human Health and Safety
  - 5.8-2: Increased Incidents of Illegal Dumping of Household Hazardous Wastes
  - 5.8-3: Increased Risk of Accidental Release of Hazardous Materials
  - 5.8-6: Risk of Exposure to Flood Hazards Inside Dam Inundation Area
  - 5.8-7: Exposure to Electromagnetic Fields Generated by New Electric Energy Facilities at School Locations
  - 5.8-10: Increased Potential for Fire Incidents and Fire Hazards
- Noise
  - 5.10-1: Exposure of Noise-Sensitive Land Uses to Short-Term (Construction) Noise
  - 5.10-2: Exposure to Ground Transportation Noise Sources
  - 5.10-3: Exposure of Noise-Sensitive Land Uses to Fixed or Non-transportation Noise Sources
  - 5.10-4: Exposure to Aircraft Noise
- Air Quality
  - 5.11-1: Construction Emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>
  - 5.11-2: Long-Term Operational (Regional) Emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>
  - 5.11-3: Toxic Air Emissions
  - 5.11-4: Local Mobile-Source Emissions of Carbon Monoxide (CO)
  - 5.11-5: Odorous Emissions

- Biological Resources
  - 5.12-1: Loss and Fragmentation of Wildlife Habitat
  - 5.12-2: Impacts on Special-Status Species
  - 5.12-3: Impacts on Wildlife Movement
  - 5.12-4: Removal, Degradation, and Fragmentation of Sensitive Habitat
- Lake Tahoe Basin
  - 5.14-1: Impacts from New In-Basin Development
  - 5.14-2: Traffic and Air Quality Impacts from New Out-of-Basin Development

### **1.3 PROJECT SUMMARY**

CEQA requires the County to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.



**Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element**

Programs	Progress	Continue/Modify/Delete
<p><b>Measure HO-2013-1</b> As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County’s housing objectives. [Policies HO-1.1 and HO-1.2]</p>	Completed and ongoing.	Continue as Measure HO-1.
<p><b>Measure HO-2013-2</b> As part of the Targeted General Plan Amendment, consider amending multi-family density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Amend the multi-family land use to encourage a full range of housing types including small -lot single-family detached design without a requirement for a planned development. And as part of the Zoning Ordinance Update ensure all residential parcels are zoned consistent with their land use designation per California Government Code 65860. [Policies HO-1.1, HO-1.6 and HO1.9]</p>	On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan. Multifamily density was retained at 24 units as increase was not needed to meet state mandates. (Refer to General Plan Land Use Element Policy 2.2.1.1 definition of Multifamily Residential, and Table 2-2, Land Use Densities and Residential Population Ranges). Coupled with feedback from developers, it is assumed that 24 du/acre is appropriate for affordable housing developments in unincorporated El Dorado County.	<del>Delete; this measure has been completed</del> Continue as Measure HO-40.
<p><b>Measure HO-2013-3</b> Periodically review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low- and very low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments. [Policies HO-1.1 and HO-1.2]</p>	The County continues to review available and adequate sites suitable for the development of affordable housing. This was done as part of the comprehensive Zoning Ordinance Update in 2015 and as part of the Capital Improvement Program (CIP). The County completed a Major Five-Year CIP update in 2016 and 2020.	Continue as Measure HO-2.
<p><b>Measure HO-2013-4</b> Annually review and update the Capital Improvement Programs (CIP) under the County’s control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County’s housing goals, policies, and implementation measures are effectively applied. [Policies HO-1.5 and HO-1.26]</p>	On June 9, 2020, the Board of Supervisors adopted the 2020 CIP update. The County continues to review and update the CIP annually and completed a Major Five-Year CIP update in 2016.	Continue as Measure HO-3.
<p><b>Measure HO-2013-5</b> Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan to ensure cooperation between departments and agencies, such as El Dorado Transit Authority and the El Dorado County Transportation Commission, in the implementation of the Housing Element policies and programs. [Policy HO-1.17]</p>	The County established an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan as a part of the Major Five-Year Capital Improvement Program (CIP) update in 2016 and 2020.	Combine with Measure HO-2013-16 and continue as Measure HO-4.
<p><b>Measure HO-2013-6</b> Develop and adopt an incentive-based policy or policies that will encourage, assist and monitor the development of housing that is affordable to extremely low-, very low-, low- and moderate-income households. The incentive-based policy shall incorporate and expand upon existing affordable housing incentives prescribed by state law (e.g., density bonus), and shall incorporate the County’s Density Bonus Ordinance, affordable housing provisions from the Design and Improvement Standards Manual (Measure</p>	On December 15, 2015, the Board of Supervisors adopted the comprehensive Zoning Ordinance Update, which included Chapter 130.31 (Affordable Housing Density Bonus) to establish an incentive-based policy to incorporate affordable housing into development. The Ordinance outlines eligibility, allowed concessions, and processing procedures to develop and maintain affordable housing in the County.	Modify and continue as Measure HO-5.

Programs	Progress	Continue/Modify/Delete
<p>HO-2013-10), Residential Development Processing Procedures (Measure HO-2013-13); Infill Incentives Ordinance (Measure HO-2013-14); and amendments to Planned Development Combining Zone District (Measure HO-2013-18). Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies including water purveyors and school districts for special needs and affordable housing developments. The policy shall include biennial monitoring of the effectiveness of the incentives in producing affordable housing, and a process for developing and implementing subsequent actions if it is determined that the existing incentive program is not effective. The monitoring program shall include an analysis of effectiveness of the TIM fee offset program for affordable housing projects in reducing fee constraints. If the results of the monitoring process find the program to be ineffective in providing adequate incentives, the policy shall be adjusted.</p> <p>The County will promote the policy(ies) by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and sending the policy booklet to developers (both for-profit and non-profit) who are active in the County. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]</p>	<p>Twice annually, the Board of Supervisors reviews requests for Traffic Impact Mitigation (TIM) fee offsets for affordable housing projections (Board Policy B-14) to reduce the effect of these fees on affordable housing development.</p>	
<p><b>Measure HO-2013-7</b> Develop and adopt an incentive-based Oak Woodland Management policy, consistent with the Conservation and Open Space Element of the General Plan, to include mitigation fee waivers for in-fill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]</p>	<p>On October 24, 2017, the Board of Supervisors adopted the General Plan Biological Resources Policy Update, the Oak Resources Management Plan, and the Oak Resources Conservation Ordinance, which include exemptions and mitigation reductions for projects with affordable housing.</p>	<p>Delete; this measure has been completed.</p>
<p><b>Measure HO-2013-8</b> Continue to track and record second dwelling units and hardship mobile homes to ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program. [Policies HO-1.1 and HO-1.24]</p>	<p>Information regarding obtaining a permit for a residential accessory dwelling unit (ADU) and specifics of the requirements are available for the public on the County's website. The County tracks permits and projects through an online permit tool that is accessible to the public. Hardship homes provide temporary housing or shelter for the owner or household member and to allow for in-home care of household member who resides on the residential lot in a separate mobile or manufactured home from the existing primary dwelling.</p>	<p>Modify and combine with Measure HO-2013-9 and continue as Measure HO-7.</p>
<p><b>Measure HO-2013-9</b> Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. A program shall support ongoing opportunities to access affordable housing through the use of a temporary onsite mobile home for low income earners while protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]</p>	<p>Effective May 13, 2018, the 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. The new ordinance allows more flexible, largely performance-based standards for the siting, design, and installation of on-site wastewater treatment systems, including system requirements for hardship mobile homes.</p>	<p>Modify and combine with Measure HO-2013-8 and continue as Measure HO-7.</p>
<p><b>Measure HO-2013-10</b> Amend the Zoning Ordinance and Design and Improvement Standards Manual to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics. Amendments may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Addition of affordable housing development guidelines;</li> </ul>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update, which included Chapter 130.31 – Affordable Housing Requirements and Incentives and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed-Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; the community</p>	<p>Modify and continue as Measure HO-10.</p>

Programs	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> <li>• Encourage affordable housing within commercial zones as part of Mixed-use project;</li> <li>• Modification in development standards including but not limited to               <ul style="list-style-type: none"> <li>○ Reduction in minimum lot size to accommodate smaller units;</li> <li>○ Reduction in setbacks;</li> <li>○ Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;</li> <li>○ Reduction in street widths when it can be demonstrated that emergency vehicle access is not impaired;</li> <li>○ Reduction in turning radius on cul-de-sacs when it can be demonstrated that emergency vehicle maneuverability is not impaired;</li> <li>○ Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can warrant a lesser thickness;</li> <li>○ Increase in the allowable lot coverage for affordable housing developments; and</li> <li>○ Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.</li> </ul> </li> </ul> <p>[Policies HO-1.3, HO-1.8 and HO-1.18]</p>	<p>design standards will be included as Chapter 6 in the DISM Update (Land Development Manual) that the Department of Transportation is leading to be completed in 2021. On October 24, 2017, the Board adopted an Oak Resources Conservation Ordinance, which includes an exemption for affordable housing projects (Section 130.39.050.E).</p>	
<p><b>Measure HO-2013-11</b></p> <p>The County participates in a working group with Tahoe Regional Planning Agency (TRPA staff and other agencies with a vested interest while the Tahoe Regional Plan is being updated. The County’s participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan. Such efforts include:</p> <ul style="list-style-type: none"> <li>• Relaxing TRPA development codes for affordable housing developments and second residential units;</li> <li>• Expanding the exemption for affordable housing developments from the requirement to secure development rights;</li> <li>• Providing special incentives to assist in the development of housing for extremely low income households;</li> <li>• Increasing the density bonus for affordable housing developments to make them more financially feasible;</li> <li>• Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program;</li> <li>• Ensuring long-term affordability covenants for affordable units;</li> <li>• Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and</li> <li>• Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low- and low-income households.</li> </ul> <p>[Policies HO-1.14 and HO-3.10]</p>	<p>In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin.</p>	<p>Modify and continue as Measure HO-11.</p>

Programs	Progress	Continue/Modify/Delete
<p><b>Measure HO-2013-12</b>  Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households. In order to ensure the security and longevity of the funds, the County should undertake the following activities:</p> <ul style="list-style-type: none"> <li>• Identify major stakeholders and begin a Housing Trust Fund Campaign;</li> <li>• Establish a task force or committee structure;</li> <li>• Determine fund administration structure and funding, and an oversight body;</li> <li>• Determine allowed and priority uses for the Trust Funds. Allowed uses shall include off-setting development impact fees, including TIM fees, for affordable housing projects;</li> <li>• Evaluate revenue sources and establish a dedicated revenue source and dollar goal;</li> <li>• Provide clear guidelines for the awarding of funds, with highest priority given to development of housing for extremely low- and very low-income households; and</li> <li>• Determine program application procedures and criteria.</li> </ul> <p>[Policies HO-1.10, HO-1.15 and HO-1.18]</p>	<p>The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with approval by the Board of Supervisors. The County is continuing to explore additional revenue opportunities to fund development of housing for extremely low- and very low-income households. The County has applied for Permanent Local Housing Allocation (PLHA) grant funding in 2020 to meet this goal. Award pending.</p>	<p>Continue as Measure HO-12.</p>
<p><b>Measure HO-2013-13</b>  The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Prioritizing the development review process for projects that provide housing for extremely low-, very low- and low-income households; Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;</li> <li>• Developing design guidelines and stock plans to minimize review time;</li> <li>• Training and cross-training for new tools and processes;</li> <li>• Greater public outreach and education; and</li> <li>• Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website.</li> </ul> <p>[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]</p>	<p>In 2014, the County developed a “Fast-Tracking” process for projects that include Affordable Housing units that has been continued since. Additionally, in 2018, the County began a Community Planning project to establish community design guidelines to include multifamily development resulting in a more streamlined ministerial review process that is expected to be adopted in 2022. The County is subject to Senate Bill (SB) 35 streamlining permit processing for residential projects that include 50 percent or more of deed-restricted multifamily affordable housing for lower-income households.</p>	<p>Continue as Measure HO-13.</p>
<p><b>Measure HO-2013-14</b>  Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households. Incentives may also encourage higher density scattered site projects that can demonstrate substantial environmental, social and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multi-family housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]</p>	<p>On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan, which included the addition of several policies and implementation measures to address barriers to infill development [Policy 2.1.4.3, 2.2.3.1(C), 2.4.1.5, Measure LU-Q County is exploring development of an Infill Ordinance (per Measure HO-2013-14). In August 2020, the County was notified of a LEAP grant award that includes the development of an Infill Incentives Ordinance. With this funding, the County will be able to begin this effort in 2021.</p>	<p>Continue as Measure HO-14.</p>

Programs	Progress	Continue/Modify/Delete
<p><b>Measure HO-2013-15</b> Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:</p> <ul style="list-style-type: none"> <li>• Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers;</li> <li>• Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;</li> <li>• Increase the income limits and the allowable sales price for the Home Investment Partnerships Program;</li> <li>• Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;</li> <li>• Grant the Lake Tahoe basin entitlement status for Community Development Block Grant (CDBG) funds; and</li> <li>• Exempt affordable housing from the state prevailing wage law.</li> </ul> <p>[Policy HO-1.14]</p>	<p>In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate the development of affordable housing.</p>	<p>Continue as Measure HO-15.</p>
<p><b>Measure HO-2013-16</b> Establish an interdepartmental working group to ensure cooperation between departments in the implementation of Housing Element policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and programs. [Policy HO-1.17]</p>	<p>The County developed an interdepartmental working group for the implementation of Housing Element policies and programs. This group ensures consistency across department policy and action to further the Housing Element programs. The working group continues to meet with the Board of Supervisors.</p>	<p>Combine with Measure HO-2013-5 and continue as Measure HO-4.</p>
<p><b>Measure HO-2013-17</b> Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities. [Policies HO-1.9 and HO-1.21]</p>	<p>The County has developed a program to track workforce housing and is continuing to develop a method of studying agricultural worker housing needs.</p>	<p>Continue as Measure HO-16.</p>
<p><b>Measure HO-2013-18</b> Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels, including housing for extremely low-income households. [Policy HO-1.18]</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.28.010 (Planned Development (-PD) Combining Zone Established). Subsection 130.28.050.B (Exemptions and Alternatives to the Onsite Open Space Requirement) includes exemptions to the 30-percent on-site open space requirement to facilitate and encourage development of higher-density housing types, including those serving moderate- and lower-income households.</p>	<p>Delete; this measure has been completed.</p>

Programs	Progress	Continue/Modify/Delete
<p><b>Measure HO-2013-19</b> Continue to apply for funding in support of a first-time homebuyers loan program for low- to moderate-income households. Funding resources may include the following:</p> <ul style="list-style-type: none"> <li>• CDBG Program (for first time homebuyer loans)</li> <li>• HOME Investment Partnerships Program</li> <li>• Program Income Revolving Loan Program</li> <li>• BEGIN Program</li> </ul> <p>[Policy HO-1.22]</p>	<p>In 2014 and 2015, the County was awarded Community Development Block Grant (CDBG) Housing Grant 13-CDBG-8935. In July 2016, they were awarded the Home Investment Partnership Housing Acquisition Grant 15-HOME-10891. The County will continue to apply for future HOME and CDBG grants to support housing programs.</p>	<p>Continue as Measure HO-17.</p>
<p><b>Measure HO-2013-20</b> Apply for Community Development Block Grant (CDBG) rehabilitation funds to provide housing rehabilitation services, including weatherization services, for extremely low-, very low- and low-income households. Target CDBG funds to assist affordable housing developers that incorporate energy efficient designs and features in rehabilitation projects. [Policies HO-2.1 and HO-2.2]</p>	<p>From 2014 to 2018, the County assisted 562 low-income households with weatherization services and energy efficiency improvements through weatherization programs. Additionally, in 2015, the County received approval for a Supplemental Housing Rehabilitation Program to CDBG Contract 13-CDBG-8935. On August 30, 2016, the County adopted California Department of Housing and Community Development (HCD)-approved CDBG Program Income Reuse Plan for housing programs, including rehabilitation loans.</p>	<p>Combine with Measure HO-2013-33 and continue as Measure HO-18.</p>
<p><b>Measure HO-2013-21</b> 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]</p>	<p>In 2014, the County was awarded Housing-Related Parks Grant funding for community recreation improvements in the town of El Dorado. The County continues to pursue applicable funding opportunities as they become available and is working with a potential developer of affordable housing to secure CDBG, Tax Credit Allocation, and Infill Infrastructure Grant funding for an 81-unit income-restricted project in the Diamond Springs area.</p>	<p>Continue as Measure HO-19.</p>
<p><b>Measure HO-2013-22</b> Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. [Policies HO-3.5 and HO-3.11]</p>	<p>The El Dorado County Public Housing Authority (PHA) is a U.S. Department of Housing and Urban Development (HUD)-recognized high-performing agency. In 2015, the PHA issued 355 Housing Choice Vouchers before temporarily opening the waitlist in October 2016. The PHA currently has a total of 374 Housing Choice Vouchers.</p>	<p>Continue as Measure HO-20.</p>
<p><b>Measure HO-2013-23</b> Develop a mobile home park conversion policy with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The policy may consider the following approaches to preserve affordable mobile home housing:</p> <ul style="list-style-type: none"> <li>• Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;</li> <li>• Participate with mobile home residents in the state's Mobile Home Park Assistance Program;</li> <li>• Require adherence to state code that mandates adequate notice of any intent to raise rent; and</li> <li>• Protect current mobile home parks and sites by zoning them for appropriate residential use.</li> </ul> <p>[Policies HO-2.5, HO-3.3 and HO-3.4]</p>	<p>In 2018, the County worked with mobile home park residents and park owners to explore rent stabilization issue pros and cons and presented a paper to the Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort but continues to support retention of mobile home parks. A draft policy is under review.</p>	<p>Modify and continue as Measure HO-21.</p>

Programs	Progress	Continue/Modify/Delete
<p><b>Measure HO-2013-24</b> Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12]</p>	<p>The County continues to enforce code standards to preserve the existing housing stock. The 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.</p>	<p>Modify and combine with Measure HO-2013-37 and continue as Measure HO-22.</p>
<p><b>Measure HO-2013-25</b> Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. [Policies HO-1.21 and HO-3.11]</p>	<p>The County maintains an updated list of subsidized residential projects within unincorporated areas. This list includes the project name, location, income categories served, number of affordable units, affordability end year, risk level, and applicable funding program.</p>	<p>Modify and combine with Measure HO-2013-39 and continue as Measure HO-23.</p>
<p><b>Measure HO-2013-26</b> Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. 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. [Policies HO-4.2 and HO-4.7]</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.52.080 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing.</p>	<p>Modify and continue as Measure HO-24.</p>
<p><b>Measure HO-2013-27</b> Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities and other special needs. The County shall also seek State and Federal funds for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities. [Policies HO-4.2 and HO-4.3]</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.52.080 that provides a procedure for 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. Following this, the County continued to meet with representatives from service providers and stakeholders to explore policy development and/or revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities.</p>	<p>Continue as Measure HO-25.</p>
<p><b>Measure HO-2013-28</b> Continue working with community and local organizations on a regular basis to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through interjurisdictional cooperation and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to build upon the current Continuum of Care Strategy and develop a 10-year plan to end chronic homelessness that provides the County and local stakeholders opportunities to meet the needs of the chronically homeless population in the county. [Policies HO-4.4, HO-4.5 and HO-4.6]</p>	<p>County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homelessness and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of others countywide to address a coordinated response for those without stable housing. In 2017, the County met with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities.</p>	<p>Continue as Measure HO-26.</p>
<p><b>Measure HO-2013-29</b> As part of the Comprehensive Zoning Ordinance update, clearly define emergency shelters, transitional housing, and permanent supportive housing and shall identify adequate supply within commercial zone districts within which emergency shelters or transitional housing may be established by right. The Ordinance will clarify emergency shelters are to be allowed without a special-use permit or other discretionary actions; will demonstrate shelters are only subject to the same development and</p>	<p>The County classifies emergency shelters as Community Care Facilities allowed by right in three of four Commercial zones: Commercial, Limited (CL), Commercial, Community (CC), and Commercial, Rural (CRU), consistent with state law.</p>	<p>Delete; this measure has been completed.</p>

Programs	Progress	Continue/Modify/Delete
management standards that apply to other allowed uses within the identified zone; and will amend zoning to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policy HO-4.4]		
<p><b>Measure HO-2013-30</b></p> <p>Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the Count’s web site and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2] The County has set goals to address and support positive environmental change, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Promote the use of clean, recycled, and "green" materials building practices</li> <li>• Distribute available environmental education information in construction permit packages including energy and water efficiency in new construction</li> <li>• Promote the design of sustainable communities</li> <li>• Encourage pedestrian/cycling-incentive planning</li> <li>• Involve the Public Health Department in community planning to provide comment on community health</li> <li>• Encourage energy-efficient development</li> <li>• Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind and other renewable energy resources.</li> </ul>	<p>The County’s Energy and Home Weatherization Program promotes energy efficiency and weatherization for households throughout the county. From 2014 to 2018, the County assisted 562 low-income households with weatherization services and energy efficiency improvements through these programs. Additionally, in 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015, and 162-2015, to allow for the provision of the Property Assessed Clean Energy Program (PACE) to finance distributed generation renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure for county residents and businesses. The County issued 2,101 permits for home solar systems in 2016 and an additional 1,657 permits in 2017.</p>	<p>Modify and continue as Measure HO-31.</p>
<p><b>Measure HO-2013-31</b></p> <p>Amend Zoning Ordinance to allow mixed-use development at a maximum density of 20 dwelling units per acre within Commercial zones, and revise the existing requirement that commercial uses be initiated prior to residential uses in select commercial zones, subject to standards that encourage compact urban form, access to non-auto transit, and energy efficiency. [Policy HO-1.8]</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.40.180 (Mixed-Use Development). Subsection 130.40.180.C.2 established the maximum density for the residential component as 20 dwelling units per acre in Community Regions. Subsection 130.40.180.B.4 states that “On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site.” (This provision needs to be amended as part of a future Zoning Ordinance Update.) On December 15, 2015, the Board also adopted Resolution 197-2015 for the El Dorado County Mixed-Use Design Manual. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planning Association, California Sacramento Valley Chapter, for the Mixed-Use Design Manual.</p>	<p>Delete; this measure has been completed.</p>
<p><b>Measure HO-2013-32</b></p> <p>As part of the Comprehensive Zoning Ordinance Update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6(c) which states that “except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) to ensure that agricultural employee housing permitting procedures are in compliance with Health and</p>	<p>Delete; this measure has been completed.</p>



Programs	Progress	Continue/Modify/Delete
agricultural activities in the same zone are not likewise subject" The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policies HO-1.3 and HO-1.21]	Safety Code Section 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.	
<b>Measure HO-2013-33</b> Continue to make rehabilitation loans to qualifying extremely low-, very low- and low-income households. [Policies HO-2.1 and HO-3.12]	In 2014 and 2015, the County was awarded grant 13-CDBG-8935 and supplemental funds for housing rehabilitation. On August 30, 2016, the County adopted HCD-approved CDBG Program Income Reuse Plan for housing programs, including rehabilitation loans. The County continues to offer rehabilitation loans to qualifying households as funding allows.	Combine with Measure HO-2013-20 and continue as Measure HO-18.
<b>Measure HO-2013-34</b> As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multi-family housing which includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multi-family projects. [Policies HO-1.25 and HO-1.26]	The County requires economic analysis of projects on an individual basis, as needed. A model study for analysis of potential fiscal impacts is being completed and the County continues to evaluate funding programs for the economic analysis of affordable housing projects.	Continue as Measure HO-32.
<b>Measure HO-2013-35</b> The County shall update the TIM Fee Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types including mixed-use, second units, transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons to determine if a reduction of TIM fees can be accomplished. The County will continue to update the TIM Fee Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure TIM fees do not constrain development of a variety of housing types. The County will annually monitor the effectiveness of this program and subsequent measures and add or revise programs as necessary to mitigate TIM fees. [Policy HO-1.25]	In 2014, the County completed a Travel Demand Model update project and, in December 2016, the Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update, which provides fee reductions in several areas of the county, effective February 13, 2017. On December 12, 2017, the Board of Supervisors adopted a minor TIM Fee Update. A minor technical update was adopted on June 26, 2018, and adjustments for inflation on May 14, 2019, and June 23, 2020. The latest Major 5-Year TIM Fee Program Update was adopted by the Board of Supervisors on December 8, 2020. The County's program was renamed to the Traffic Impact Fee Program, or TIF, and the program's eight traffic impact fee zones were consolidated into three for purposes of allocating the costs of the public transportation facilities. The updated zones and rates go into effect on February 8, 2021.	Continue as Measure HO-33.
<b>Measure HO-2013-36</b> Explore options to expand Board Policy B-14, 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]	Ordinance 5054, as part of the Major Five-Year Capital Improvement Program (CIP) Update, went into effect in February 2017, to remove Traffic Impact Mitigation (TIM) fees for all ADUs.	Continue as Measure HO-34.
<b>Measure HO-2013-37</b> The County shall explore options that will encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multi-family and single-family rental residences. Development of this ordinance requires consideration of the following variables: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental property; 4)	The County conducts code enforcement proactively of the rental stock to ensure units are well-maintained and issues are addressed to further the rehabilitation and retention of existing rental stock.	Modify and combine with Measure HO-2013-24 and continue as Measure HO-22.

Programs	Progress	Continue/Modify/Delete
include an enforcement process; and, 5) would as much as possible, be financially self-supporting. [Policies HO-2.3 and HO-2.4]		
<p><b>Measure HO-2013-38</b></p> <p>Continue to refer people who suspect discrimination in housing to the appropriate investigative or enforcement agency or organization for help. The County Health and Human Services Agency will also endeavor to distribute fair housing information as a part of its housing programs. Where appropriate, the County will make available fair housing information in languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries and other public locations including County administrative offices. These are ongoing efforts by the County. Expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance. [Policy HO-1.23]</p>	The County provides people the contact information for the HUD Assistance Secretary for Fair Housing and Equal Opportunity, available on the County's website, if they feel they have been discriminated against.	Modify and continue as Measure HO-35.
<p><b>Measure HO-2013-39</b></p> <p>Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at <a href="http://www.hcd.ca.gov/hpd/hrc/tech/presrv/">http://www.hcd.ca.gov/hpd/hrc/tech/presrv/</a>.</p>	The County administers a strategy developed by HUD and U.S. Department of Agriculture Rural Development to assist organizations in preserving subsidized housing units.	Modify and combine with Measure HO-2013-25 and continue as Measure HO-23.
<p><b>Measure HO-2013-40</b></p> <p>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 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policies HO-1.3 and HO-4.5]</p>	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that includes Section 130.40.360 (Transitional Housing) that established permit processing procedures for transitional and supportive housing and considers them as a residential use only subject to the restrictions that apply to other residential uses of the same type in the same zone.	Continue as Measure HO-27.

As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 17 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using italic underline or ~~strikeout~~ to indicate changes to the amended programs):

■ **Measure HO-~~2013-65~~**

Develop and adopt an incentive-based policy or policies that will encourage, assist and monitor the development of housing that is affordable to extremely low-, very low-, low- and moderate-income households. The incentive-based policy shall incorporate and expand upon existing affordable housing incentives prescribed by state law (e.g., density bonus), and shall incorporate the County’s Density Bonus Ordinance, affordable housing provisions from the Design and Improvement Standards Manual (Measure HO-2013-10), Residential Development Processing Procedures (Measure HO-2013-13); Infill Incentives Ordinance (Measure HO-2013-14); and amendments to Planned Development Combining Zone District (Measure HO-2013-18). Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies including water purveyors and school districts for special needs and affordable housing developments. The policy or policies shall also consider partnerships with nonprofit housing organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts. The policy shall include ~~biennial~~ annual monitoring of the effectiveness of the incentives in producing affordable housing, and a process for developing and implementing subsequent actions if it is determined that the existing incentive program is not effective. The monitoring program shall include an analysis of effectiveness of the TIM fee offset program for affordable housing projects in reducing fee constraints. If the results of the monitoring process find the program to be ineffective in providing adequate incentives, the policy shall be adjusted.

The County will promote the policy(ies) by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and annually sending the policy booklet to developers (both for-profit and non-profit) who are active in the County. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]

■ **Measure HO-~~2013-1010~~**

Amend the ~~Zoning Ordinance and Design and Improvement Standards Manual~~ Design and Improvement Standards Manual to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics. Amendments may include, but are not limited to, the following:

- Addition of affordable housing development guidelines;
- Objective design standards;
- Encourage affordable housing within commercial zones as part of ~~Mixed-use project~~ mixed-use projects;

- Encourage Missing Middle Housing in walkable corridors and explore potential incentives within commercial zones as a way to reinvent outdated commercial corridors and expand affordable housing options;
- Encourage integration of multi-unit structures and Missing Middle Housing in high opportunity areas and areas of concentrated affluence to facilitate housing mobility for lower-income households;
- Modification in development standards, including but not limited to
  - Reduction in minimum lot size to accommodate smaller units;
  - Reduction in setbacks;
  - Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
  - Reduction in street widths when it can be demonstrated that emergency vehicle access is not impaired;
  - Reduction in turning radius on cul-de-sacs when it can be demonstrated that emergency vehicle maneuverability is not impaired;
  - Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can warrant a lesser thickness;
  - Increase in the allowable lot coverage for affordable housing developments; and
  - Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

[Policies HO-1.3, HO-1.8, and HO-1.18]

▪ **Measure HO-2013-111**

The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest ~~while in the Tahoe Regional Plan is being updated~~ Tahoe Regional Plan. The County's participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan. Such efforts include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Expanding the exemption for affordable housing developments from the requirement to secure development rights;
- Providing special incentives to assist in the development of housing for extremely low-income households;
- Increasing the density bonus for affordable housing developments to make them more financially feasible;
- ~~Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program;~~
- Ensuring long-term affordability covenants for affordable units;
- ~~Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and~~

- Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low- and low-income households.

[Policies HO-1.14 and HO-3.10]

■ **Measure HO-~~2013-2321~~**

Develop a mobile home park conversion policy to address the conversion of a mobile home park to other residential uses with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The policy may consider the following approaches to preserve affordable mobile home housing:

- Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;
- Participate with mobile home residents in the state's Mobile Home Park Assistance Program;
- Require adherence to state code that mandates adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.
- Explore rent stabilization or other resident protections while considering the rights of mobile home park owners.

[Policies HO-2.5, HO-3.3 and HO-3.4]

■ **Measure HO-~~2013-2624~~**

Review and revise the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities as well as addressing non-governmental constraints and work to mitigate issues as they are identified. ~~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.~~ Continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing per Section 130.52.080 of the Zoning Ordinance and review and revise approval findings, specifically the County's findings regarding impacts on surrounding uses, to ensure they are consistent with State Law. [Policies HO-4.2 and HO-4.7]

■ **Measure HO-~~2013-3031~~**

Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County's web site and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2]

The County has set goals to address and support positive environmental change, including but not limited to:

- Continue PACE financing cooperation with providers such as Ygrene, Open PACE, and HERO that provide a financing mechanism for homeowners looking to make energy-efficiency upgrades
- Promote the use of clean, recycled, and "green" materials building practices
- Distribute available environmental education information in construction permit packages including energy and water efficiency in new construction
- Promote the design of sustainable communities
- Encourage pedestrian/cycling-incentive planning
- Involve the Public Health Department in community planning to provide comment on community health
- Promote safe and healthy homes by exploring a policy or ordinance establishing multi-unit housing as 100 percent smoke-free spaces
- Encourage energy-efficient development
- Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind and other renewable energy resources

■ **Measure HO-2013-3835**

~~Continue to refer people who suspect discrimination in housing to the appropriate investigative or enforcement agency or organization for help. The County Health and Human Services Agency will also endeavor to distribute fair housing information as a part of its housing programs. Where appropriate, the County will make available fair housing information in languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries and other public locations including County administrative offices. These are ongoing efforts by the County. Expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance. The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law.~~

The County identified barriers to fair housing through the Fair Housing Assessment (refer to the Nongovernmental Constraints Section). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the County will complete the following actions:

- Implement Measures HO-1, HO-3, HO-7, HO-16, HO-17, HO-19, HO-21, HO-22, HO-25, and HO-35 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g., Measures HO-11, HO-14, HO-16, and HO-22) and facilitating affordable housing in high opportunity areas (e.g., Measures HO-5, HO-9, HO-20, HO-37, and HO-38).
- As inquiries are received, to refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.

- Meet with school districts within one year of Housing Element adoption to 1) determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools and 2) what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, and more. If such a need for such a program or specific issues are identified, the County will pursue solutions, which may include:
  - Reviewing the Zoning Ordinance to ensure childcare facilities are permitted in close proximity to schools and employment centers;
  - Meeting with developers to identify sites suitable for housing affordable on a teacher salary;
  - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation, as needed, for students to/from school, childcare, or athletic events;
  - Developing a program to assist school districts in training classroom aides through the Health and Human Services Agency programs such as CalWorks; and
  - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks and Employment Resource Centers offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of these programs for lower-income residents and special needs groups, particularly in rural areas, which may include:
  - Reviewing the Zoning Ordinance to alleviate constraints on small business establishment so interested residents located in rural areas are able to secure home occupation permits;
  - Expanding the services provided at Community Hubs in rural areas to include job training, resume and interview assistance, and other services for parents seeking employment;
  - Providing at least annual events where Employment Resource Center staff go to communities of need to connect residents with resources and training
- Meet annually with El Dorado Transit and other transit agencies to determine if transit demand is met by existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed. Utilize CDBG funds for fair housing enforcement, education, and technical assistance activities.
- Continue to maintain information about fair housing services available to County residents on the County's website, updating at least annually.
- Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- By September 2022, develop a program to connect lower-income residents with affordable homeownership and rental opportunities within their community.
- Provide biannual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.
- Within one year of Housing Element adoption, the County will make available fair housing information in common languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries, and other

public locations including County administrative offices and provide translation services at public meetings, as requested.

[Policy HO-1.23]

**Measure HO-2013-5 and Measure HO-2013-16** were combined and amended as one measure – **Measure HO-4:**

■ **Measure HO-4**

Establish an interdepartmental working group to ensure cooperation between departments for implementation of County projects, including the County’s Transportation Plan, the County’s Housing Element, and any other County plan. Agencies include, but are not limited to, El Dorado Transit Authority, El Dorado County Transportation Commission, Chief Administrative Officer, Board of Supervisors, Planning and Building Department. [Policy HO-1.5, HO-1.17, HO-1.26]

**Measure HO-2013-8 and Measure HO-2013-9** were combined and amended as one measure – **Measure HO-7:**

■ **Measure HO-7**

Continue to track and record hardship mobile homes to ensure opportunities to access affordable housing. Extend public awareness efforts in order to improve the effectiveness of this program by posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program.

Additionally, develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. The program shall support ongoing opportunities to access affordable housing protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]

**Measure HO-2013-20 and Measure HO-2013-33** were combined and amended as one measure – **Measure HO-18:**

■ **Measure HO-18**

Continue to make rehabilitation loans to qualifying extremely low-, very low-, and low-income households. Emphasize marketing availability of these units in areas with an aging housing stock and low median income, such as areas around the City of Placerville. Apply for funding such as CDBG rehabilitation funds or other programs to provide housing rehabilitation services, including weatherization services, for extremely low-, very low-, and low-income households. [Policies HO-2.1, HO-2.2, HO-3.12]

**Measure HO-2013-24 and Measure HO-2013-37** were combined and amended as one measure – **Measure HO-22:**

■ **Measure HO-22**



Continue code enforcement efforts to work with property owners to preserve the existing housing stock. Additionally, the County shall explore options that encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock, reduce displacement risks due to repair costs or housing condition, and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single-family rental residences. Development of this ordinance requires consideration of the following variables:

- Consider an inspection process for all rental properties;
- Impose fines for violations of the ordinance on property owners/property managers;
- Establish a database of all rental properties;
- Include an enforcement process; and
- As much as possible, be financially self-supporting.

[Policies HO-2.3, HO-2.4, and HO-3.12]

**Measure HO-2013-25 and Measure HO-2013-39** were combined and amended as one measure – **Measure HO-23:**

▪ **Measure HO-23**

Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

The County will also continue working with owners of subsidized housing units and organizations interested in preserving such units to encourage the preservation of housing units at risk of conversion to market-rate housing. The County will implement the following measures on an ongoing basis to conserve affordable housing stock:

- **Monitor Units at Risk:** Monitor the status of at-risk projects annually.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.
- **Tenant Education:** Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance.**
- **Available Funding:** Identify funding sources that may be used to preserve at-risk units.

- Annually reach out to owners to determine their intent on renewing affordability restrictions. And coordinate with owners of expiring subsidies to ensure the required noticing to tenants are sent out at 3 years, 12 months, and 6 months.

[Policies HO-1.21and HO-3.11]

The following ~~11ten~~ programs are new to the County and are included in the proposed 2021–2029 Housing Element:

▪ **Measure HO-6**

As part of the Ecological Preserve Fee Program update (Ordinance 4500, codified as Chapter 130.71 of County Code in 1998), develop and adopt an incentive-based policy to include mitigation fee waivers for new construction and infill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]

▪ **Measure HO-8**

Amend the County’s Zoning Ordinance to comply with State density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the County’s Planning and Building Department Planning Division.

▪ **Measure HO-9**

Promote accessory dwelling units (ADUs) as an affordable housing option through the following actions.

- Amend the Zoning Ordinance to comply with Government Code Section 65852.2 and ensure ADUs in any zone where residential uses are permitted by-right.
- Provide guidance and educational materials for building ADUs on the County’s website, including permitting procedures and construction resources.
- Develop, and offer free of charge, prototype plans for ADUs to reduce permit costs.
- Establish a ~~Explore options for establishing a~~ loan program, as funding is available, to help homeowners finance the construction of ADUs. The County ~~shall consider~~ will develop incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Emphasize marketing of ADU guidance and materials in areas of high opportunity to encourage the development of new affordable housing in areas of opportunity and areas of concentrated affluence as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. Prioritize marketing in areas of concentrated affluence, such as El Dorado Hills, to encourage affordable housing mobility options.
- Develop and implement an annual ADU monitoring program. The program will track ADU approvals and affordability that contribute to the inventory of affordable units. The County will use this monitoring program to evaluate the effectiveness of the construction and affordability of at least ~~338584~~ ADUs to ensure that ADUs are available and affordable to low-income households and if needed, identify and designate additional Regional Housing Needs Allocation (RHNA) sites as necessary to ensure the County can accommodate the RHNA through the 2021-2029 planning period. [Policies HO-1.1 and HO-1.24]

- **Measure HO-28**

The County will amend provisions in the Zoning Ordinance to define and allow community care facilities for six or fewer persons subject to the same restrictions as single-family homes, and community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone. Community care facilities are still subject to state licensing. The County will also update the definition of family to include “one or more persons living together in a dwelling unit” to comply with all federal and state fair housing laws (Health and Safety Code Sections 1267.8, 1566.3, 1568.08).

- **Measure HO-29**

The County shall review the Zoning Ordinance and revise as necessary, to comply with the State Employee Housing Act (Health and Safety Code Section 17021.6) and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

- **Measure HO-30**

The County shall [amend the Zoning Ordinance to](#) define Single Room Occupancy units (SROs) and permit them consistent with one room rentals (Government Code Section 65583(c)(1)). In addition, to help meet the needs of extremely low-income households, the County will prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.

- **Measure HO-36**

Promote the construction of middle-income housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types through policy or ordinance and by distributing educational and promotional materials on the County’s website. These types of homes by design typically have smaller floorplans, are built at a higher density, and can offer an affordable alternative to single-family detached homes without requiring subsidies to maintain their affordability.

- **Measure HO-37**

Develop an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households by considering a variety of housing policy tools, including inclusionary housing. The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the County's Land Development Manual (LDM), Residential Development Processing Procedures, and Infill Incentives Ordinance.

- **Measure HO-38**

Develop Objective Design Standards for Commercial/Multi-Family Residential Design to include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multi-family residential and commercial development in Community Regions and Rural Centers to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.

■ **Measure HO-39**

To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

■ **Measure HO-40**

Amend the multi-family density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation per California Government Code 65860.

## 1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2003 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the El Dorado County Planning and Building Department, 2850 Fairlane Court, Placerville, California 95667.

## 2. CEQA Analysis

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### 2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use; transportation and circulation; housing; public services and utilities; public health, safety, and noise; conservation and open space; agriculture and forestry; parks and recreation; and economic development. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses significant impacts related to land use; agriculture and forestry; visual resources; traffic and circulation; water resources; utilities; public services; human health and safety; geology, soils, and mineral resources; noise; air quality; biological resources; cultural resources; and Lake Tahoe Basin. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The ~~ten~~-11 new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the County has already completed the identified task.

Measure HO-6 involves informational changes that include a reference to considering partnerships with nonprofit housing organizations for the adopted incentive-based policy or policies and revises that the policy shall include annual monitoring of the effectiveness of the incentives. Measure HO-10 involves informational changes that include a reference to including possible amendments such as objective design standards, encouraging Missing Middle Housing in walkable corridors, exploring potential incentives within commercial zones, and encouraging integration of multi-unit structures and Missing Middle Housing in high opportunity areas. Measure HO-11 involves informational changes that remove references to the Tahoe Regional Plan being updated, as well as efforts to apply flexibility in the October to May building ban and allow bonus units for affordable housing. Measure HO-21 involves informational changes that include a reference to developing a mobile home park conversion policy to address the conversion of a mobile home park to other residential uses and exploring rent stabilization or other resident protections while considering the rights of mobile home park owners.

Measure HO-24 involves informational changes that include a reference to addressing non-governmental constraints and mitigating issues as they are identified during review of the Zoning Ordinance, existing policies, permitting practices, and building codes; it also includes a reference to permitting requests for reasonable accommodations for persons with disabilities seeking equal access to housing. Measure HO-31 involves informational changes that include a reference to continuing cooperation with PACE financing providers that offer loans to homeowners looking to make energy-efficiency upgrades and promoting safe and healthy homes by exploring a policy or ordinance establishing multi-unit housing as 100 percent smoke-free spaces. Measure HO-35 involves informational changes that includes a reference to develop an Affirmatively Further Fair

Housing (AFFH) plan and lists specific actions to address significant disparities in housing needs and in access to opportunity for all persons. These changes would not result in a physical environmental effect.

The following programs were combined and amended as one program to aid in their implementation as they were similar in intent:

- Measure HO-2013-5 and Measure HO-2013-16
- Measure HO-2013-8 and Measure HO-2013-9
- Measure HO-2013-20 and Measure HO-2013-33
- Measure HO-2013-24 and Measure HO-2013-37
- Measure HO-2013-25 and Measure HO-2013-39

As such, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The ~~11~~ ten new programs represent changes that allow the County to amend the El Dorado County Ordinance Code to include mitigation fee waivers for new construction and infill developments providing dwelling units affordable to very low- to moderate-income households; amend the County's Zoning Ordinance to comply with state density bonus law and promote the density bonus through informational brochures; promote Accessory Dwelling Units (ADUs) as an affordable housing option; explore amending provisions in the Zoning Ordinance to define and allow community care facilities for six or fewer persons subject to the same restrictions as single-family homes, and community care facilities for seven or more persons only subject to restrictions of residential uses; require that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone; define Single Room Occupancy units (SROs) and permit them consistent with one-room rentals as well as prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households; promote the construction of middle-income housing units, cluster housing, and other innovative housing types through policy or ordinance and by distributing educational and promotional materials on the County's website; develop an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households; develop Objective Design Standards for Commercial/Multi-Family Residential Design; ~~and~~ forward its adopted Housing Element to its water and wastewater providers to grant priority for service allocations to proposed developments; and amend the multi-family density from 24 dwelling units per acre to 30 dwelling units per acre and review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation.

Moreover, the County maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit (Chapter 110.56 of the Zoning Ordinance). Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees), which would address potential impacts to public services. Moreover, policies identified in the General Plan EIR to reduce physical

environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. As the County can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the development pattern for the County, as shown in the Land Use Element of the General Plan and the zoning map for the County. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the General Plan EIR. As the proposed Housing Element does not affect the land use pattern of the county, or result in any physical change to the environment, and as the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in the county would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the County's Zoning Ordinance contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development and would therefore result in no new impact as part of development. As the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

As the proposed 2021–2029 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

## **2.2 FINDING**

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, as the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2003 General Plan EIR evaluated the physical impacts likely to result from future development. As the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely



of land uses permitted by project sites' existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

**1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As shown in Table 1-1, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the County has already completed the identified task. The proposed project would not result in the rezoning of land or approval of any development project. All development in the county must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Ordinance identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

**2. The project will have one or more significant effects not discussed in the previous EIR.**

As shown in Table 1-1, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 17 amended programs and ~~ten~~ 11 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

**3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified significant impacts for land use; agriculture and forestry; visual resources; traffic and circulation; water resources; utilities; public services; human health and safety;

geology, soils, and mineral resources; noise; air quality; biological resources; cultural resources; and Lake Tahoe Basin. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the county or result in physical changes to the environment, there are no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

**4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR to reduce physical environmental effects address significant impacts for land use; agriculture and forestry; visual resources; traffic and circulation; water resources; utilities; public services; human health and safety; geology, soils, and mineral resources; noise; air quality; biological resources; cultural resources; and Lake Tahoe Basin. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The County is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element does not result in significant environmental impacts; therefore, there is no need for new mitigation measures.

**5. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR and all associated policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply. As stated in the response to Standard 4, there are no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there are no new mitigation measures or alternatives to the proposed project.