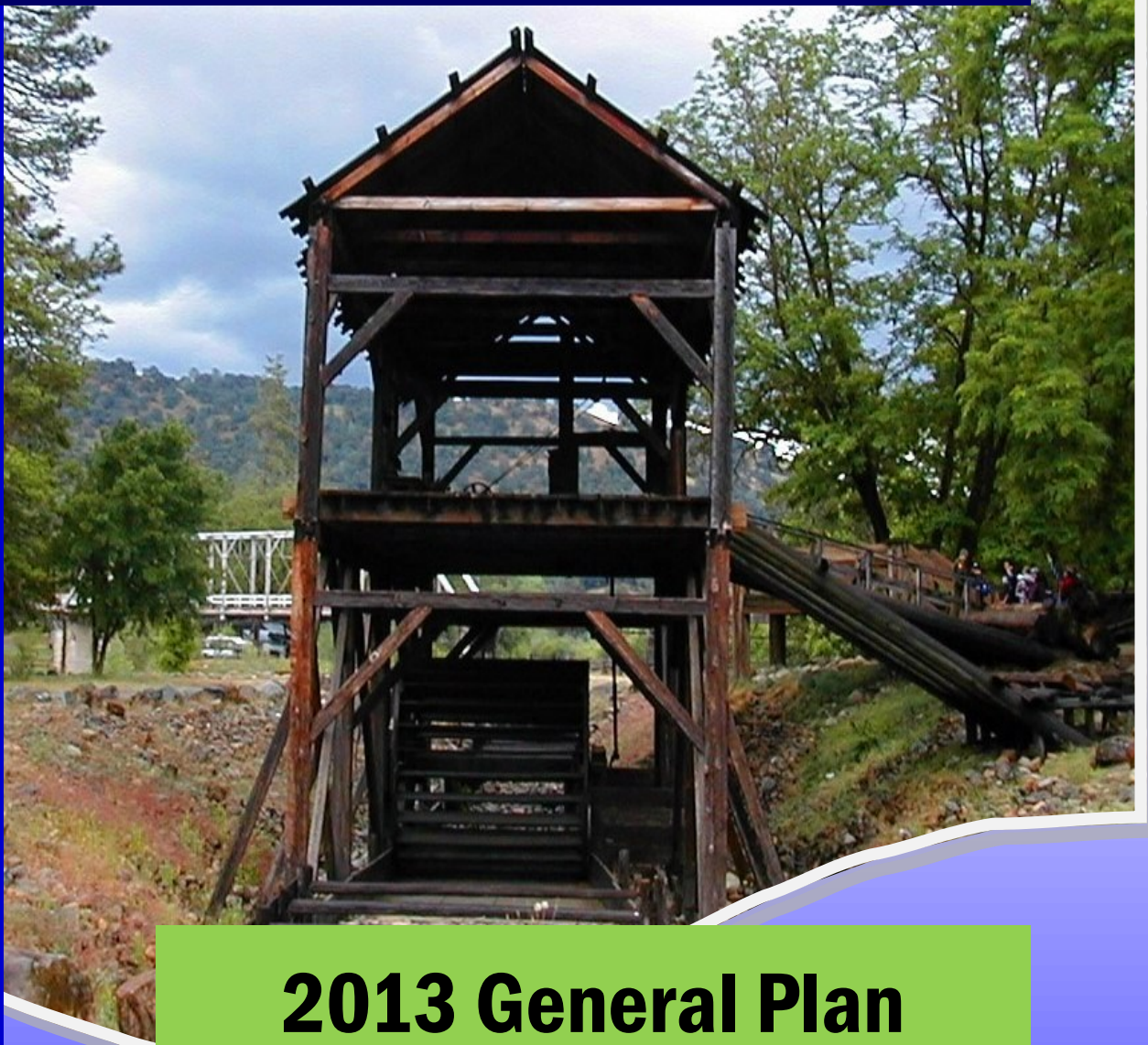


County of El Dorado



2013 General Plan Annual Progress Report Strategic Planning For Our Future



Community Development Agency
Long Range Planning Division
June 2014



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1. PURPOSE OF THIS REPORT

An annual progress report for General Plan implementation is required to be submitted to the County Board of Supervisors, the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) that includes:

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

This report has been prepared pursuant to Government Code Section 65400 (a), which requires that all counties shall "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan."

In addition, this report supports General Plan Policy 2.9.1.1 which states that the County must "monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth." As directed by the General Plan (Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4), the results of this monitoring process are to be examined at five year intervals. If the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County may make appropriate adjustments to the Plan's development potential, including the adjustment of Community Region and Rural Center boundaries, as part of the five year review process. The last General Plan five-year review was completed in April 2011. The next five year review must be submitted to the State by October 1, 2016.

Further, this report also addresses compliance with County-specific monitoring requirements, such as General Plan Policy 2.9.1.5 (periodic review of Policies and Implementation Measures that may reduce environmental damage). Information from this report may be used for identification of necessary adjustments, if any, that should be made to further implement the General Plan. This report will also help identify emerging trends in housing, employment, land development, and population growth to ensure that the General Plan continues to adequately address and meet the needs of El Dorado County residents and visitors for the foreseeable future.



2. EXECUTIVE SUMMARY

The General Plan includes nine areas of review, or Elements: 1) Land Use, 2) Transportation and Circulation, 3) Housing, 4) Public Services and Utilities, 5) Public Health, Safety and Noise, 6) Conservation and Open Space, 7) Agriculture and Forestry, 8) Parks and Recreation and 9) Economic Development. Each General Plan Element includes an implementation program with a list of implementation measures that are linked to annual work schedules.

The General Plan currently has a total of 225 implementation measures which are the collective responsibility of several County departments, divisions or agencies. Overall, the County has made significant progress toward implementation of the General Plan since its adoption in 2004. Of the 225 total measures, 142 (63 percent) have been implemented, 61 (27 percent) are in progress, and 22 (10 percent) remain to be initiated and implemented. The status of each of these measures, including specific actions and timeframes associated with the implementation of each of these Elements is included in Appendix A.

This report focuses on highlighting both achievements and challenges during calendar year 2013, and the measures that are in progress and still remain to be implemented.

Major Planning Activities in 2013

Below is a highlight of significant planning activities related to General Plan implementation either completed or ongoing from the 2013 calendar year. General Plan implementation tasks are also discussed in detail under appropriate section(s) for each General Plan Element.

General Plan Housing Element Update



On October 29, 2013, the County Board of Supervisors adopted the 2013-2021 Housing Element to the Adopted General Plan. State housing element law requires local governments to update the housing element by the due date specified in statute, generally for either a five-year or eight-year planning period. The previous Housing Element was adopted on July 1, 2008 and amended on April 21, 2009.



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The Housing Element is part of the County's General Plan designed to address the existing and projected housing needs of all economic segments of the community. The Housing Element serves as a framework to assess the County's housing needs and establishes the County's housing policies. It is intended to ensure that decent, safe, and affordable shelter is provided for all residents of unincorporated areas of the county.

The Housing Element update process began in January 2012 and was completed with extensive public outreach including public workshops, community meetings, interviews with community residents, surveys, and other input. In November 2013, the County received a certification of compliance from the California Department of Housing and Community Development (HCD) for its adopted 2013-2021 Housing Element.

The County's progress in meeting Housing Element goals is described in detail in the Housing Element Report (Appendix B). The Housing Element Report provides the status of accomplishing the Housing Element implementation program, along with details on the progress of meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.



Targeted General Plan and Comprehensive Zoning Ordinance Update

On November 14, 2011 the Board of Supervisors adopted Resolutions of Intention to amend selected General Plan policies and to complete a comprehensive update to the Zoning Ordinance (TGPA-ZOU project)

in order to achieve the following goals:

1. Bring differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format;
2. Create a series of changes (reform) to the current regulatory process;
3. Achieve adoption of:
 - a. A Zoning Code consistent with the 2004 General Plan;
 - b. Targeted General Plan amendments;
 - c. A required 2013 Housing Element Update;
4. Complete a Travel Demand Model (TDM) Update



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This followed a year-long process of review and consideration of changes determined necessary following recent changes in State law, changes in development patterns and market demand, and findings from the previous General Plan 5-year review. A final Travel Demand Model [Goal 4] was completed in October 2013 and the 2013 Housing Element Update was completed in November 2013 [Goal 3 (c)]. The balance of the TGPA-ZOU [Goals 1, 2, 3(a) and 3 (b)] is still in progress, with final completion tentatively scheduled for October 2014.



Sign Ordinance Update

In December of 2012, the County executed a contract with Pacific Municipal Consultants, Inc. (PMC) for the preparation of a comprehensive sign ordinance amendment and the related Environmental Impact Report (EIR). The project was initiated in January of 2013 with a presentation by PMC at a joint meeting of the Board and the Planning Commission. In June of 2013, the Board authorized the Sign Ordinance Public Draft to be released for a 60-day review period. The public draft was released on July 8, 2013 and the public comment period closed on September 10, 2013. Written comments were submitted by forty-two individuals and seven agencies. In December of 2013, staff presented to the Board a general summary of the public comments received and asked the Board for direction on several policy issues identified in the public comments. The Board's direction required revisions to the draft sign ordinance which will be presented to the Board in 2014, along with the final EIR, for approval and adoption.



Airport Land Use Compatibility Plan (ALUCP) General Plan Conformance Amendment

On June 28, 2012, the El Dorado County Transportation Commission (EDCTC), acting as the El Dorado County Airport Land Use Commission, adopted Airport Land Use Compatibility Plans (ALUCPs) for the Cameron Park, Georgetown, and Placerville airports (File No. A13-0003). The plans provide guidance and standards for land uses within the vicinity of the airports to protect public safety and to ensure safe operation of the airports in compliance with the California State Aeronautics Act (Public Utilities Code §21670 et



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seq.) Government Code §65302.3 requires cities and counties to amend their General Plans so that they are consistent with the policies of an adopted ALUCP. On May 7, 2013, the County initiated the process to reconcile the General Plan to the newly-approved ALUCP's. Subsequently, Resolution of Intention Number ROI 017-2014 was submitted March 4, 2014 to the Board of Supervisors to initiate the required changes. More information about Airport Land Use Compatibility Plans is available at: <http://www.edctc.org/2/Airports.html>.



3. GENERAL PLAN OVERVIEW

Background and History

The El Dorado County General Plan was adopted on July 19, 2004 by the Board of Supervisors and ratified by public referendum on March 15, 2005. This represents the first comprehensive General Plan update since 1996.

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

State General Plan Annual Progress Report Guidelines

The Governor’s Office of Planning and Research (OPR) provide suggested content for the General Plan Annual Progress Report (APR). The content below is based on recommendations from the OPR’s General Plan Annual Progress Report Guidance.

1. *Introduction*
2. *Table of Contents*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution)*

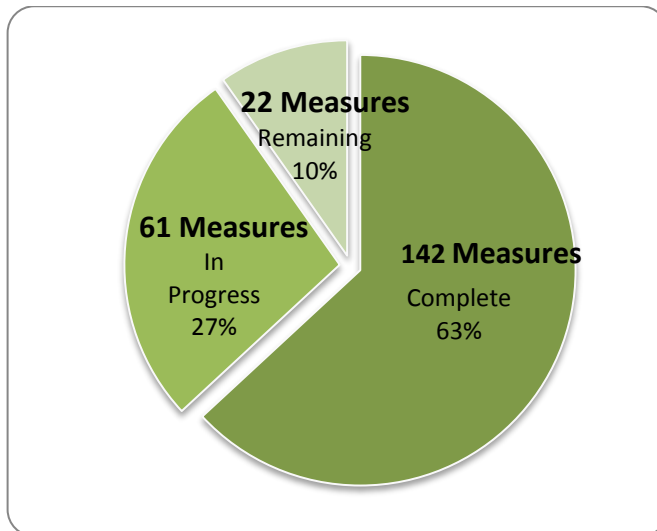
The APR was presented to the Board of Supervisors on June 24, 2014. Additional details from this hearing are available on the Board of Supervisor’s web site at: <http://edcgov.us/BOS/>



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

The Board of Supervisors approved an Implementation Plan as part of the 2004 General Plan. The Board subsequently amended the Implementation Plan on October 29, 2013 with the Housing Element update. The amended Implementation Plan contains a total of 225 implementation measures. Since full General Plan implementation began in 2006, 142 measures have been implemented or are ongoing, 61 measures are in progress, and 22 measures have not yet been addressed.



A comprehensive list of all the implementation measures, by element, with the status of each measure for calendar year 2013, is included in Appendix A.

5. *Housing Element Reporting Requirements*

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

The 2013-2021 Housing Element adopted on October 29, 2013 includes 35 Implementation Measures. The implementation status of each of these measures is provided in Table C of the 2013 Housing Element Annual Progress Report which was presented to the County Board of Supervisors in March 2014. The 2013 Housing Element Implementation Progress Report is included as Appendix B.



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6. *The degree to which the General Plan complies with OPR's General Plan Guidelines*

The General Plan has been prepared using the State General Plan Guidelines (Government Code Section 65040.2), and includes the seven mandatory elements and four additional elements. The seven State-mandated elements of the General Plan include Land Use, Mobility (Transportation and Circulation), Housing, Conservation, Open Space, Noise, and Safety. The County General Plan includes the above mandatory elements plus four additional elements: Public Services and Utilities, Agriculture and Forestry, Parks and Recreation and Economic Development. The Conservation and Open Space Elements are combined together as one element. In addition, Public Health has been added to the combined Noise and Safety Element.

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

The General Plan was last comprehensively updated in July, 2004. In 2013, the General Plan was amended three times, to include:

- **October 29, 2013:** The Housing Element was updated in accordance with state law (File No. A13-0007).
- **November 12, 2013:** The General Plan Land Use Designation was amended from Commercial (C) to Multi-Family Residential (MFR) for a proposed multi-family development project in the Pollock Pines area (File No. A13-0006).
- **December 3, 2013:** The General Plan Land Use Designation was amended from High Density Residential (HDR) to Commercial (C) to allow for the development of a 2,432 square foot market/deli and outdoor picnic area in the Latrobe area (File No. A13-0001).

8. *Priorities for land use decision making established by the Board of Supervisors*

The El Dorado County General Plan provides direction to monitor growth activity, on an annual basis and at five year intervals, and to make necessary adjustments to the development potential of the plan. On April 4, 2011, during the first five-year review cycle, the County assessed prior activity and determined that the



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basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that major adjustments would not be needed at this time. The Board further identified goals for the 2011-2016 planning cycle to better address certain land use decision making priorities including: 1) Development of housing affordable to moderate income households, 2) Creation of jobs, 3) Retention of sales tax revenue in the County, and 4) To further promote and protect agriculture and natural resource industries.

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

Selected General Plan policy amendments were initiated in calendar year 2011 and are currently in process as part of the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU). More detailed information is discussed in the Executive Summary in this report. The current status of the TGPA-ZOU is available online at:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx

10. *One or more lists of the following, including reference to the specific General Plan element or policy, status (i.e. approved/denied, initiated/ongoing/ completed, etc.) and brief comment on how each advanced the implementation of the General Plan during the past year: a) Planned activities initiated, b) General Plan Amendments, c) Major development applications processed.*

A list of Implementation Measures by Element, including Mitigation Measures from the adopted Mitigation Monitoring Program, has been provided along with the status of each measure for calendar year 2013, and is included as Appendix A. Planned activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2013 are included in Section 5 (Planning and Development Activities) of this report.



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

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

General Plan Elements

Below is a summary of each element included in the County's General Plan.

Land Use Element

The Land Use Element sets forth specific goals, objectives, policies and maps to guide the intensity, location and distribution of land uses. This element highlights planning strategies to produce a land development pattern supporting several key principles: 1) to make the most efficient and feasible use of existing infrastructure and public services, 2) to provide for new and existing development that promotes a sense of community, 3) to define those characteristics which make the County "rural" and provide strategies for preserving these characteristics, 4) to provide opportunities for positive economic growth in such areas including employment, tourism, increased retail sales and high-technology industries and 5) to provide guidelines for new development that maintains and enhances the quality of the County.

The General Plan Land Use Diagram (Land Use Map) is a graphic representation, or picture, of the County's goals, objectives and policies. The General Plan land use map delineates areas where future lower-density rural and agricultural uses are likely to continue and/or expand as well as regions where higher density growth and urban/suburban like activities are anticipated and/or will be directed.

The General Plan land use map contains three primary regions for directing various types of land uses: 1) Community Regions, bounded by an urban limit line demarcating where urban and suburban uses will be developed; 2) Rural Centers, also bounded by a similar limit line, to recognize existing defined places which provide a focus of



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activity and provide goods and services to surrounding rural areas; and 3) Rural Regions, which are lands not contained within the boundaries of Community Regions or Rural Centers. Rural Regions provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and infrastructure and preserves outlying agricultural and forest/timber resources for future generations.

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

The results of this annual monitoring can then be analyzed to determine if housing and commercial inventory is adequate to meet General Plan goals and objectives. General Plan parcel monitoring includes tracking the number of residential parcels approved since 1999. Based on the results of regular monitoring since 1999, nearly all home construction in El Dorado County can be derived from one of the following:

1. "Existing Commitments" in place as of 1999, including Specific Plans and Development Agreements for the creation of new lots;
2. Developments for which a Tentative Subdivision or Parcel Map had been approved prior to 1999;
3. Building permits issued before 1999; and
4. Legal lots existing prior to 1999.

Regular monitoring has found the following:

1. As of calendar year 2013, no new Specific Plans (SP) had been approved since before 1999;
2. Less than 1,000 new tentative residential lots ("commitments") have been approved countywide outside of SP areas since adoption of the General Plan. Out of the 1,000 lots, less than 200 new residential parcels were created between January 1999 through December 2013.



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3. During the monitoring period from 1999 - 2013, there has been significant growth in various sectors of commercial, non-residential development including the following:

- 2,436 Building Permits (with new square footage);
- 7,253,184 square feet (new employment capacity);
- An estimated total of 15,293 new jobs in the following economic sectors¹:
 - Education: 195 jobs;
 - Office: 7,765 jobs;
 - Retail: 2,288 jobs;
 - Service: 1,946 jobs;
 - Medical: 404 jobs; and
 - Industrial² 2,695 jobs.

¹ Sources: SACOG, 2001; County of El Dorado, 2013; SACOG, 2013; BAE, 2013.

² Industrial jobs estimate also includes warehouse and “shell” building permits.

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

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

A review of historic and forecasted population growth, new housing starts, the forecasted housing supply, and commercial square footage (employment capacity) is found in Appendix C.



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During 2013, the County continued to make significant progress with implementation of the Land Use Element. The primary projects associated with implementing the planning principles of the Land Use Element are described below.

Zoning Ordinance Update (2011-Present)

Beginning on April 4, 2011, the Board of Supervisors initiated the process for a comprehensive Zoning Ordinance update in conjunction with several targeted General Plan Amendments, collectively known as the “TGPA-ZOU” project. The Zoning Ordinance update is the first comprehensive update to the Zoning Ordinance in over 30 years. The primary purposes of this update are to bring zoning regulations into conformance with the General Plan, and other State regulations, and to enhance the economic development of the County (General Plan Implementation Measures LU-A, LU-C, LU-D and LU-G). A detailed status review of applicable land use measures is shown in Appendix A.

In October 2013, the Board authorized the preparation of the Draft Environmental Impact Report (DEIR). The DEIR was released in early 2014 and the final EIR is anticipated to be completed by October 2014.

Land Development Manual Update (2010-Present)

Land Use Implementation Measure LU-E requires that the Department of Transportation and Planning Department “review and identify needed revisions to the County of El Dorado Design and Improvements Standards Manual” (DISM). The Development Services, Transportation and Environmental Management Divisions of the Community Development Agency, in conjunction with the County Surveyor’s Office, the Community Economic Development Advisory Committee, and local fire district personnel, are creating a Land Development Manual (LDM), intended to replace the current Design and Improvement Standards Manual (DISM). The new LDM document is anticipated to be completed in 2015.



Meyers Community Plan Update (2012-Present)

General Plan Goal 2.10 and General Plan Implementation Measure LU-O direct the County “to coordinate the County’s land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency” (TRPA).

In December 2012, TRPA updated its 25-year old 1987 Regional Plan. One of the goals of the TRPA Regional Plan Update (RPU) was to allow for local jurisdictions to act as the primary land use and permitting authority within specific areas of the Tahoe Basin. In conformity with the RPU, new Area Plans adopted after 2012 would provide more specific development objectives and standards that are adapted to the needs of each specified area with emphasis in overdeveloped areas of the region that were formerly designated as community plan areas.

In May 2012, an update to the 1993 Meyers Community Plan (MCP) was initiated, as the MCP was over 20 years old and had only minor changes since adoption. In addition to conforming the existing MCP to the 2012 TRPA Regional Plan Update, the updated MCP would provide incentives needed to: 1) encourage transfer of existing development to areas of lower environmental sensitivity, 2) concentrate land uses within less-sensitive areas, 3) rehabilitate and redevelop aging infrastructure, and 4) enhance environmental protections.

Most importantly, the new MCP will provide a planning tool to implement the Meyers community’s vision, recognize the unique characteristics of the community and streamline the land development process for the community of Meyers. Finalization of the plan is anticipated by late 2014.

Transportation and Circulation Element

The Transportation and Circulation Element provides the framework for decisions in El Dorado County concerning the countywide transportation system. The system includes facilities for various transportation modes, including roads, transit, non-motorized and aviation. This element provides for coordination with the incorporated cities within the county, the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the Tahoe Regional Planning Agency, and state and federal



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agencies that fund and manage the county's transportation facilities. The Transportation and Circulation Element reflects the urban and rural diversity of the unincorporated areas of El Dorado County and establishes standards that guide development of the transportation system, including access to the road and highway system required by new development.

During 2013, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. The 2013 Capital Improvement Program (CIP) was adopted on June 24, 2013. The new Travel Demand Model (TDM) was completed in 2013. The TDM relies on existing base data (traffic counts, existing development, 2010 Census information, and the County's roadway network). It also includes a forecast of the distribution and timing of future growth within the General Plan horizon (year 2035). A peer review of the model was completed in May 2013. In June 2013, the TDM data (2010 Baseline and Draft 2035 Land use Forecast) was released to run forecast scenarios. A growth forecast was approved by the Board of Supervisors in April 2014, as the starting point for initiating the 5-year major CIP and Traffic Impact Mitigation (TIM) Fee Program updates, anticipated to be completed by late 2015.

Housing Element

The State of California identifies provision of adequate and affordable housing for every Californian as a statewide goal. This Housing Element must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. State law requires the Housing Element to contain a program which sets forth a five-year schedule of actions of the local government to implement the goals and objectives of the Housing Element. With the passage of Senate Bill 375 in 2008, Housing Element Law under Government Code Section 65588 was modified to align that time period to eight years for those governments who are located within a region covered by a regional transportation planning agency, such as the Sacramento Area Council of Governments (SACOG). Therefore, from the date of state certification in November, 2013, the County's Housing Element is valid for the planning period from 2013 to 2021. The County's progress in meeting Housing Element goals is addressed in the County's 2013 Housing



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Element Implementation Annual Progress Report, which is included as Appendix B. This report provides details on the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.

Public Services and Utilities Element

Although the Public Services and Utilities Element is not required by State law, the subjects addressed here are critical to the County's future growth and development. Many of the public services are currently operating close to or exceeding capacity level. The purpose of the Public Services and Utilities Element is to promote a pattern of development which maximizes the use of existing services while minimizing the costs of providing new facilities and services. While implementation of the Public Services and Utilities Element has largely been completed prior to calendar year 2013, several implementation measures are still in progress as of the date of this report. A detailed status review of each measure is shown in Appendix A.

Public Health, Safety and Noise Element

The overall focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting El Dorado County residents and visitors from existing and potential health, safety or noise hazards in El Dorado County. This Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. Specifically, California Government Code Section 65302(g) requires communities to identify "any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires."

The Public Health, Safety, and Noise Element addresses community noise limitations, in accordance with Government Code Section 65302(f). Additionally, this element satisfies the State mandated requirements for the safety General Plan element.



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Although implementation of the Public Health, Safety and Noise Element has largely been completed, several noise-related implementation measures remain incomplete. As comprehensive noise regulations have been incorporated into the Zoning Ordinance Update (ZOU), most of the noise-related measures will be fully implemented upon completion of the ZOU, scheduled for completion in October 2014.

Conservation and Open Space Element

The purpose of the Conservation and Open Space Element of the General Plan is to address the management, preservation, and conservation of natural resources and open space of El Dorado County. Management of the County's resources will assure the availability of those resources to future generations and the realization of their full economic potential. Pursuant to Government Code Section 65302, both a conservation and an open space element must be included in a General Plan. The General Plan combines these two elements into the Conservation and Open Space Element and as such satisfies the legal requirements for the Conservation and Open Space Elements defined in the Government Code, Sections 65302(d) and 65560, respectively.

During 2013, the County continued to make progress with implementing many measures associated with the Conservation and Open Space Element, although much implementation still remains incomplete. A detailed status review of all implementation measures within this Element is provided in Appendix A. One of the primary projects associated with implementing the Conservation and Open Space Element is the Oak Woodlands/Biological Resource Policy Updates described below.



Oak Woodlands/Biological Resource Policy Updates (2008-Present)

On May 6, 2008, the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771. May 6, 2008). The primary purpose of this plan was to implement the Option B provisions of Policy 7.4.4.4 and Measure CO-P. These provisions established an Oak Conservation In-Lieu Fee for the



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purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas.

A lawsuit was filed in El Dorado Superior Court on June 6, 2008 against the Oak Woodland Management Plan. On February 2, 2010, the Court ruled to uphold the Board's action to adopt the Plan. However, on appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an Environmental Impact Report for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands.

On September 24, 2012, the Board of Supervisors directed the Development Services Department to prepare a General Plan amendment to amend (biological resource) Policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 and their related implementation measures to clarify and refine the County's policies regarding oak tree protection as well as (biological) habitat preservation. The Board further directed staff to prepare a Request for Proposals to hire a consultant to assist the County in preparing the biological policy amendments and an Environmental Impact Report (EIR).

On October 30, 2013, the Community Development Agency (CDA) conducted a Statement of Qualification (SOQ) solicitation for consultants who could provide professional services to the County necessary to consider appropriate amendments to General Plan biological policies. The County received 5 responses to the SOQ. Staff reviewed and ranked all responses received. The top 2 consultants were then interviewed by staff. As a result of this process, Dudek, an environmental consulting firm, was identified as the consultant most qualified to provide the requested services.

On March 11, 2014, the Board of Supervisors approved an agreement for services with Dudek to review the biological resource policies and implementation measures within County's General Plan and prepare an EIR.



Agriculture and Forestry Element

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

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

During calendar year 2013, progress continued with the implementation of this Element. However, out of twelve required implementation measures, only three measures have been fully implemented, seven implementation measures were in various stages of progress and two measures remained unaddressed. A detailed status review of all implementation measures within this Element is provided in Appendix A. During 2013, key planning efforts to implement this Element included the item(s) below:

Expansion of Agricultural Districts (2009-Present)

Land Use Implementation Measure AF-J requires the completion of an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production with the intent of adding these lands to the existing Agricultural Districts. The El Dorado County General Plan established Agricultural Districts to conserve, protect, and promote agricultural use. Within these districts are buffering protections, parcel size restrictions and policies supporting agricultural development. In July of 2009, the Agricultural Department began an inventory of parcels in close proximity to the existing Agricultural Districts



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and analyzed those parcels using the following criteria: General Plan land use designations, parcel size, soil type, elevation, present land use, current Williamson Act contracts, and slope. Between July of 2009 and June of 2010, the Agricultural Commission notified over 580 property owners and held 10 public meetings to address the 17,000 acres of proposed additions. This analysis was received by the Board of Supervisors through a Resolution in January of 2011, which directed the Development Services Department to proceed with the recommendations of the Agricultural Commission and prepare a draft revision to the Agricultural District boundaries. This revision has been incorporated into the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA-ZOU) project, which is anticipated to be completed in October 2014.

Parks and Recreation Element

The Parks and Recreation Element establishes goals and policies that address the long range provision and maintenance of parks and recreation facilities needed to improve the quality of life of existing and future El Dorado County residents. The overall focus of the Parks and Recreation Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The element also addresses the location, demand, management, and provision of parks and recreation facilities. For calendar year 2013, only two measures remained unaddressed. Eight measures have been completed and four are in various stages of progress. The status of each of the measures is included in Appendix A.

Economic Development Element

Although an economic development element is not a required element under State law, California Planning law states that “the General Plan may include any element(s) or address any . . . subject(s) which . . . relate to the physical development of the county (Government Code Section 65303).” The Economic Development Element has been included as part of the County’s General Plan in order to strengthen community development activities, enhance economic growth and reinforce the planning process as a positive part of economic development. In addition, this Element seeks to



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improve a local business climate by recognizing sub-regional constraints and opportunities, expanding the local tax base and enhancing employment opportunities throughout the County.

Economic Development accomplishments during 2013 are highlighted below:

- Implemented CEDAC recommendations for:
 - Development of El Dorado County Web Portal
 - Micro-grant program for community non-profits
 - Grant Consultant to assist non-profits to pursue additional funding
 - Community Vision and Identity Meetings
 - Targeted General Plan Amendment and Zoning Ordinance Update
- Collaborated with Community Development Agency to assist applicants
- Created Economic Development Incentive Policy J-7 (Feb, 2014)
- Awarded CDBG funding to provide financial and technical assistance to small businesses
- Contracted with Buxton to provide consumer analytics to local businesses
- Funded and collaborated with local Chambers of Commerce on annual Business Walks
- Partnered with Connections/HHSA to place unemployed into on-the-job training (OJT)



4. STRATEGIC PLAN FOR GENERAL PLAN IMPLEMENTATION

The Board of Supervisors adopted a (Strategic) Implementation Plan as part of the 2004 General Plan. The implementation Plan includes County activities, processes, reports, programs, assessments, plans and timeframes that are necessary to achieve the General Plan's goals and policies. Each General Plan policy includes one or more implementation measures or programs as a mechanism for its implementation.

As part of the General Plan implementation process, the County is also required by State law to implement a Mitigation Monitoring Program, or MMP. The MMP is a valuable tool to regularly review and assess the progress of specific mitigation measures incorporated into the General Plan to reduce environmental damage (*PRC Sections 21081.6 and 21081.6(b), Government Code Section 65400 and CEQA Guidelines Sections 15091.d and 15097, 15097(b)*). In addition to State requirements, the General Plan also requires regular reviews of these same (environmental) mitigation measures (General Plan Policy 2.9.1.5). As all mitigation measures have been incorporated into the Implementation Plan, the General Plan is deemed "self-mitigating." Therefore, all mitigation measures are included on the Implementation Plan, with the status of many implementation measures directly affecting the completion of the MMP (See Appendix A).

In November, 2013, the Housing section of the Implementation Plan was amended with the Housing Element update. The amended Implementation Plan for the Housing Element is located on the County web site at:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/SupportingDocuments/2013-21_HousingElement_adopted_10-29-2013.aspx

The (Strategic) Implementation Plan for the other ten Elements is provided as Appendix A. The Implementation Plan is organized into eight categories, grouped by Element including the Land Use, Transportation and Circulation, Housing, Health/Safety and Noise, Conservation and Open Space, Agriculture and Forestry, Parks and Recreation and Economic Development Elements. Each category provides program-level strategies to implement each Element. Within each Element category, specific implementation measures are described, along with references to the General Plan Policies supporting each individual measure. In many cases, implementation



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measures may implement multiple General Plan policies. In some instances, changes to the Zoning Ordinance or other County codes may be necessary before additional progress can be made to accomplish implementation actions. One example is the requirement to comprehensively regulate noise by adopting a Noise Ordinance (Measure HS-1) where revisions to the existing Zoning Ordinance (or a new Noise Ordinance) are necessary in order to limit noise-generating activities.



5. PLANNING AND DEVELOPMENT ACTIVITIES

Other planning and development activities in 2013 included two General Plan Amendments, several Zoning Ordinance Amendments, and eighty Discretionary Development Applications were approved.

General Plan Amendments

The County General Plan was written as a macro-level document, which also includes more specific portions, such as the Land Use Diagram (“Map”). As such, some new development projects that do not conform to the General Plan are able to request General Plan Amendments (“GPAs”) that might alter specific aspects of the General Plan when such a change is found to be consistent with the General Plan strategies and objectives.

Completed in 2013

Two privately-initiated GPAs were approved during calendar year 2013:

Wood Multi-Family Project (File No. A13-0006)

On November 12, 2013, the General Plan Land Use Designation was amended from Commercial (C) to Multi-Family Residential (MFR) for a proposed multi-family development project in the Pollock Pines area.

Latrobe Market (File No. A13-0001)

On December 3, 2013, the General Plan Land Use Designation was amended from High Density Residential (HDR) to Commercial (C) to allow for the development of a 2,432 square foot market/deli and outdoor picnic area in the Latrobe area.



Zoning Ordinance Amendments

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

Zoning Ordinance amendments processed by the County in calendar year 2013 are noted below.

Completed in 2013

Four Zoning Ordinance amendments were approved during calendar year 2013:

Privately-Initiated

Wood Multi-Family Rezone (File No. Z13-0003)

On November 12, 2013, the Board of Supervisors adopted Ordinance No. 5003 to rezone an existing mixed-use developed 0.31 acre lot from Commercial (C) to Multifamily Residential (RM) in order to allow future multi-family units. This request was also processed concurrently with General Plan Amendment A13-0006 to amend the General Plan Land Use Designation for this project.

Latrobe Market Rezone (File No. Z13-0001)

On December 3, 2013, the Board of Supervisors adopted Ordinance No. 5004, rezoning an existing parcel from Estate Residential (RE-10) to Commercial (C) to allow for the development of 2,432 square foot market, deli and outdoor picnic area. This request was also processed concurrently with General Plan Amendment A 13-0001 to amend the General Plan land use designation for this project.



County-Initiated

Zoning Ordinance Amendment to Regulate the Distribution of Medical Marijuana (File No. OR 13-0001)

On September 24, 2013, the Board of Supervisors adopted a Zoning Ordinance amendment to regulate the distribution of medical marijuana. The adopted ordinance amended Chapter 17.14.250 of the El Dorado County Ordinance Code prohibiting new medical marijuana distribution facilities, including dispensaries, collectives and cooperatives in all zone districts in the unincorporated areas of the County of El Dorado.

Zoning Ordinance Amendment to Regulate the Outdoor Cultivation of Medical Marijuana (File No. OR 13-0002)

On September 24, 2013, the Board of Supervisors adopted changes to Chapter 17.14.260 of the El Dorado County Ordinance Code, regulating the outdoor cultivation of medical marijuana in all zone districts in the unincorporated areas of the County of El Dorado. The Ordinance regulates the outdoor cultivation of medical marijuana by setting standards and regulations for: the maximum size area for cultivation; screening; security; residency requirements or owner authorization; environmental requirements (water quality, sewage disposal, and use of chemicals); disposal of waste material; collective cultivation on larger lots; abatement and code enforcement; administrative relief provisions and appeal process, including providing for public notice of administrative relief and appeal requests.

In-Process Zoning Ordinance Amendments Submitted in 2013

Privately-Initiated

Serrano Village J5 and J6 (File No. Z13-0002)

The County is currently processing a rezone request for converting an existing five-acre parcel from Planned Commercial-Planned Development (CP-PD) to Single-Family Residential-Planned Development (R1-PD). This request is part of a larger project (File No. TM 13-1511) to create 119 single-family residential lots ranging in size from 6,900 square feet to 14,123 square feet in size.



Cameron Hills Rezone (File No. Z13-0005)

The County is processing a rezone request as a “map clean up” in order to allow proposed revisions to the previously-approved lotting map for TM 08-1473.

FDL Properties Rezone (File No. Z13-0006)

The County is currently processing a rezone request for a single parcel from Planned Agricultural, 20-Acre (PA-20) to Exclusive Agricultural (AE) in order to allow participation in the County’s Williamson Act program.

County-Initiated

El Dorado County Zoning Ordinance Update

On November 14, 2011, the Board of Supervisors adopted Resolutions of Intention (183-2011 and 184-2011) to undertake a comprehensive update of the county’s zoning ordinance. The update, the first in over 30 years, is part of the TGPA-ZOU project and was on-going throughout 2013. As part of this comprehensive update, certain zone districts are proposed to be deleted. Three of the changing zone districts are agricultural. In March of 2012 and again in July of 2013, the County, in conjunction with the El Dorado County Farm Bureau, sent out over 3,000 letters, asking property owners, who met certain criteria, if they preferred agricultural zoning or residential zoning for their parcels. The County received over 700 requests for agricultural zoning. Web-based GIS land use maps showing the parcels that met the criteria for the “Ag Opt-In” letter and showing the parcels requesting agricultural zoning were developed by the County Surveyor’s Office. The Board of Supervisors will be making a final determination on zoning changes, as part of the TGPA-ZOU project which is anticipated to be completed in October 2014.



El Dorado County Sign Ordinance Update

In August of 2012, the Board of Supervisors directed staff to contract for the preparation of a comprehensive sign ordinance amendment and the related Environmental Impact Report (EIR). A contract was executed with Pacific Municipal Consultants, Inc. (PMC) in December of 2012. The project was initiated in January of 2013 with a presentation by PMC at a joint meeting of the Board and the Planning Commission. In June of 2013, the Board authorized the Sign Ordinance Public Draft to be released for a 60-day review period. The public draft was released on July 8, 2013 and the public comment period closed on September 10, 2013. Written comments were submitted by forty-two individuals and seven agencies. In December of 2013, staff presented to the Board a general summary of the public comments received and asked the Board for direction on several policy issues identified in the public comments. The Board's direction required revisions to the draft sign ordinance which will be presented to the Board, along with the Notice to Proceed with the EIR, by July of 2014. The final EIR and updated Sign Ordinance are anticipated to be adopted by the Board by the end of 2014.

Withdrawn Zoning Amendments

Privately-Initiated

Promontory Village Lot D1 (File No. Z13-0004)

Rezone request Z13-0004 was withdrawn by the applicant on October 22, 2013, as Planning Services staff deemed that a rezone would not be required based on Sections 6.1, 6.2 and 6.3 of the Promontory Specific Plan, in order to accommodate proposed residential uses.

Discretionary Development Applications

In 2013, eighty (80) discretionary development applications were approved. A condition of approval requires consistency with the General Plan goals and objectives. Table 1 on the next page provides a summary of the total discretionary development applications received by the Development Services Division during calendar year 2013.



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Table 1: Summary of Discretionary Development Applications Filed in 2013^{1, 2}

Application Types	Applications Submitted in 2013			
	New Request	Approved	Denied/ Withdrawn	Still in Process
General Plan Amendments (Privately-Initiated)	3	2	1	
Discretionary Certificates of Compliance	2	1		1
Development Agreements	2		1	1
Design Review Permits	5	5		
Tentative Parcel Maps	2	2		
Tentative Subdivision Maps	3	2		1
Special Use Permits	17	9		8
Planned Developments	5	3	1	1
Specific Plans	3			3
Rezones	6	1	1	4
Variances	3	3		
Temporary Use Permits	39	37	1	1
Williamson Act Contracts	11	2		9
Pre-Applications	14	13		1
TOTALS	114	80	5	29

Notes:

1. Table only identifies applications initiated in 2013.
2. County-initiated projects [(“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance revisions] and administrative projects [Lot Line Adjustments and Site Plan Reviews] are not included.



6. OTHER RELATED ACTIVITIES

A. Review of: Interagency or intergovernmental coordination efforts and identify areas for improvement. This may include participation in a regional blueprint or partnerships with State or Federal programs.

The County continues ongoing discussions with City of Placerville regarding coordinating City/County housing programs and other various opportunities to streamline delivery of public services and programs. The County coordinates on a monthly basis with the El Dorado County Transportation Commission (EDCTC) by participation on the EDCTC's Technical Advisory Committee (TAC). EDCTC is the Regional Transportation Planning Agency (RTPA) for the County and the City of Placerville. The County also coordinates with the Sacramento Area Council of Governments (SACOG) by participating in monthly meetings of SACOG's Regional Planning Partnership and Planners Committee. SACOG is the federally mandated Metropolitan Planning Organization (MPO) for six counties and 22 cities in the Greater Sacramento region. Coordination efforts include providing input in the updates to the region's long-range Metropolitan Transportation Plan/Sustainable Communities Strategy, the distribution of affordable housing in the region, Regional Housing Needs Assessment (RHNA), planning efforts related to land use, transportation, and air quality. Coordination efforts with the Tahoe Regional Planning Agency (TRPA) are also ongoing. In an effort to improve interagency coordination with TRPA, the County began planning a joint workshop with TRPA in late 2013. The half-day workshop included face-to-face meetings and presentations by County and TRPA staff on each respective current and long-range planning effort. This special workshop was held in January 2014.

B. Review of: The implementation of mitigation measures from the General Plan Final Environmental Impact Report or Negative Declaration.

The review of the implementation of the mitigation measures is addressed in the "Strategic Plan for General Plan Implementation" section of this report.



C. Summarize efforts to: Promote infill development, reuse, and redevelopment particularly in underserved areas while preserving cultural and historic resources.

An integral part of the Zoning Ordinance Update is the proposed Mixed Used Development Guidelines. A draft Mixed Use Design Manual was released in March 2014 for public review. This guide was developed to provide a framework for good design that promotes economic and cultural revitalization while respecting historical foundations. The Mixed Use Design Guide takes into consideration El Dorado County's historic Gold Rush roots.

D. Summarize efforts to: Encourage efficient development patterns.

The 2004 General Plan includes vision statements, goals and objectives that encourage efficient development patterns. The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where growth will be directed as a means of providing for a more manageable land use pattern. The concepts of the Plan also recognize that differing levels of service will occur within community and rural areas.

1. Community Regions where growth will be directed and facilitated;
2. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
3. Rural Regions where resource based activities are located will be enhanced while accommodating reasonable growth.

Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Plan for the County and all special districts will prioritize improvements. It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region;



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and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

In 2013 eighty (80) Discretionary Development Applications (see Table 1) were approved. Conditions of approval require a finding of consistency with General Plan Vision, Goals and Objectives supporting efficient development patterns.

E. Describe the jurisdiction's strategy for: Economic development - Depending on the needs of your jurisdiction, this analysis could include information on the ratio of jobs to dwelling units, tax revenues, demographics, census information, etc.

Under the oversight of the CAO's office, the Office of Economic Development (OED) was created to implement the County's economic development strategy. The OED's mission is to stimulate economic growth in the following areas:

1. Attraction and Retention of Employers;
2. Developing incentives for business expansion;
3. Assist in new business formation; and
4. Workforce development

In calendar year 2013, the OED accomplished several key activities to further the County's economic development goals. These details are discussed in the Economic Development Element section of this report. The 2014 objectives to develop long long-term economic development strategies are summarized below:

- 1) **Policy Development and Implementation** - Revise and update Incentive Policy; Review and recommend additional policies
- 2) **Business Retention and Expansion (BRE)** - Industry Sector Committees Business Walks; Face-to-Face Business Visits
- 3) **Entrepreneurship Development** - CDBG Micro-Enterprise Assistance; SEDCorp Workshops; Outreach to Home-Based Businesses



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- 4) **Collaboration with Workforce Investment Programs** - Identify Businesses' Hiring and Training Needs thru BRE; Create "Learning Linkages" with K-12, Community College, Workforce Investment
- 5) **Finance Necessary Infrastructure** - Identify State and Federal Economic Development Grant Sources; Replicate Master Circulation and Funding Plan (MC&FP) for Missouri Flat for business parks
- 6) **Business Attraction and Recruitment**

E. Describe the jurisdiction's strategy for: Monitoring long-term growth - For example: population growth, employment growth, land use development, and the provision of adequate supporting public services and infrastructure.

General Plan Policies 2.9.1.1 and 2.9.1.2 directs that the County shall monitor on an annual basis and every 5 years, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment.

F. Outline department goals, objectives, and responsibilities, as they relate to land use planning.

In 2013, the County formed a new Long Range Planning team which is responsible for helping the Board of Supervisors develop plans, policies, ordinances and programs. Long range planning involves highly complex and diverse land use and transportation decisions that require a careful balancing of competing economic, social and environmental interests. The Long Range Planning mission is to serve the needs of El Dorado County's current and future residents, businesses and visitors by providing accurate information, impartial analysis and forums for stakeholder discussions to support well-informed long range planning decisions, and facilitating implementation of Board-adopted plans, policies and ordinances.



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G. Review and summarize grant administration for land use planning activities.

In July 2013, the Board approved a new Cultural and Community Development Grant Program. The purpose of the program is to provide funds to private non-profit and public organizations whose purpose is to promote cultural, historical preservation and other promotional activities, which encourage/enhance tourism, agriculture, and economic development in the County. The notice of funding availability for FY 2013-13 was released on July 19, 2013. Total funding available was \$80,000 and the maximum grant amount was \$5,000. Twenty-six applications were submitted and 19 were selected for grant awards totaling \$79,670. Many of the applications supported General Plan community identification goals and objectives. More information on the Cultural and Community Development Grant Program is available on the County's Economic Development web page:

http://www.edcgov.us/Government/Economic/Cultural_and_Community_Development_Grant_Program.aspx

Also in July 2013, the Board approved the release of a Request for Proposal (RFP) for grant related support services to include funding needs analysis, grant research, grant proposal development, grant administration and reporting, as well as training in preparing comprehensive grant proposals. The RFP specified a broad range of grant opportunities that support funding needs and priorities in a number of areas including: History, Arts and Culture, Public Facilities and Maintenance, Economic Development, Community Planning, Identification and Design, Transportation Infrastructure and Planning, Public Health/Mental Health, Social Services, Law Enforcement, and Technology Development. Five proposals were received and evaluated by a panel of representatives from various County departments and the Community and Economic Development Advisory Committee (CEDAC). The panel interviewed two proposers and selected Grant Management Associates (GMA) and recommended a one year contract be administered by the Economic & Business Relations Manager. The contract was being processed at the end of 2013 and was anticipated to be executed in early 2014. Economic Development funding would only be used for grant related services that support



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economic development and promotions programs, such as the development of Community Visioning and Implementation Plans.

H. Provide a technology review such as implementation of GIS or establishment of web sites.

2013 Accomplishments from the County Surveyor's Office and Information Technologies (IT) Departments:

The Geographic Information Systems (GIS) Division of the County Surveyor's Office is responsible for developing, managing and delivering a wide variety of integrated data and GIS maps of parcels, roads and political jurisdictions that support County services and is available to the general public. The GIS Division has done an outstanding job as the interface between the plethora of County data and integrating it with geographical referenced information, and making this information readily accessible and available to County departments and the general public.

In 2013, the GIS Division completed migrating the road network from a shapefile environment to a spatial geo-database. It also completed migrating all separate jurisdiction files such as ZOB, CSA, AOB, Fire, School, Water, City, to a jurisdiction spatial geo-database. These GIS technology upgrades allows the GIS Program to manage single data sources and output multiple and custom views of the data. Some of the GIS Program's accomplishments in 2013 are highlighted below.

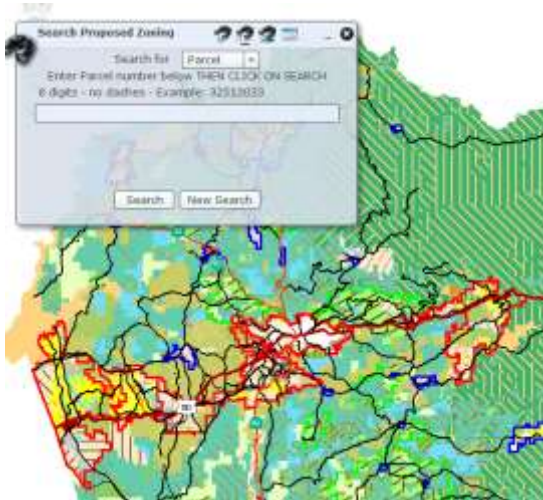


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A Parcel Inquiry web-based tool was developed that links to a Draft Zoning Map for the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA_ZOU).

Parcel Inquiry

The Parcel Inquiry links to a Draft Zoning Map for the proposed TGPA-ZOU. After reading the Disclaimer, click on "OK" at the bottom. Then enter your Parcel number in the "Search Proposed Zoning" box, or click on the down arrow for "Search for" and select Address in the drop-down box, and enter your address. Then click on Search.



The Draft Zoning Map uses a modified version of the parcel base and road data developed and maintained by the County's Surveyor's Office - GIS Division.

The interactive tool allows parcel owners to enter either their parcel number or parcel address that results in a data table which shows the current and proposed zoning for the inquired parcel adjacent to an interactive GIS map of the County that can

be moved, expanded and zoomed in and out. The GIS Parcel Inquiry weblink is: http://gemp.edcgov.us/zoning_luppu/

Also for the TGPA-ZOU, various web-based General Plan land use maps were developed and made available to the general public on the County's website at: http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx

Other noteworthy GIS activities completed in 2013 include:

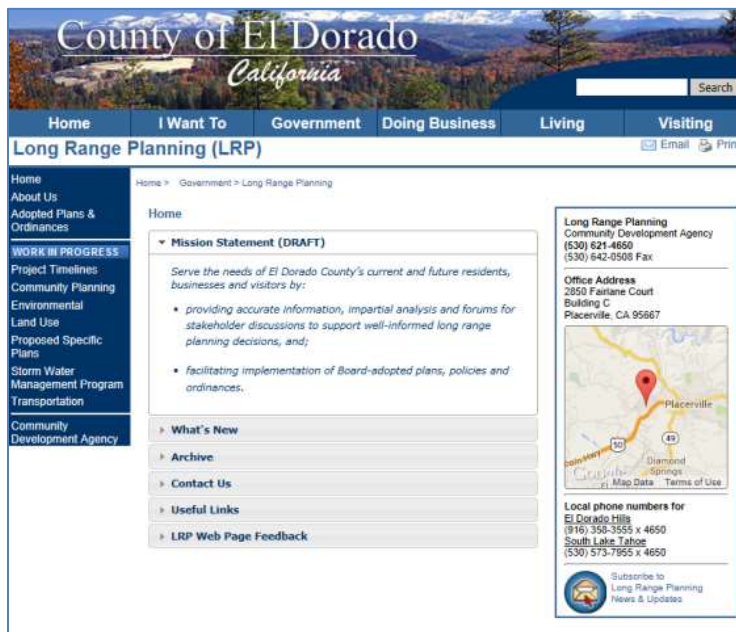
- Mixed-use development (MUD) / traditional neighborhood design (TND) permit report on manufacturing/commercial
- GIS layers for Phase II permits for the National Pollutant Discharge Elimination System (NPDES) storm water program for the County's West Slope area
- Development of an interactive web-based map of the County maintained bridges included in the Transportation Division's Capital Improvement Program
- Delivery of a census population density map, and a South County population map



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- Review of agricultural parcels
- General Plan Housing Element map of vacant land inventory and Housing Permits for 2013
- GIS verification of the County’s Parks and Trail Master Plan
- Geocoding and mapping of business license addresses
- Broadband mapping support
- Special mapping requests for various departments and external agencies (i.e., Specific Plans, Sheriff zones, etc.)

Also in 2013, development of a new Long Range Planning (LRP) web page was initiated. LRP staff coordinated with the County’s Information Technologies (IT) Department in designing the layout of the new LRP web pages. Given the constraints of the County’s current website structure (which is planned for



upgrading in one to two years), the IT staff proposed the use of an “accordion” feature. The new web page, which utilizes the “accordion” feature, was launched in January 2014. It is located on the County’s main website: www.edcogov.us under Departments. The direct link to the LRP Home

Page is: <http://www.edcogov.us/LongRangePlanning/>