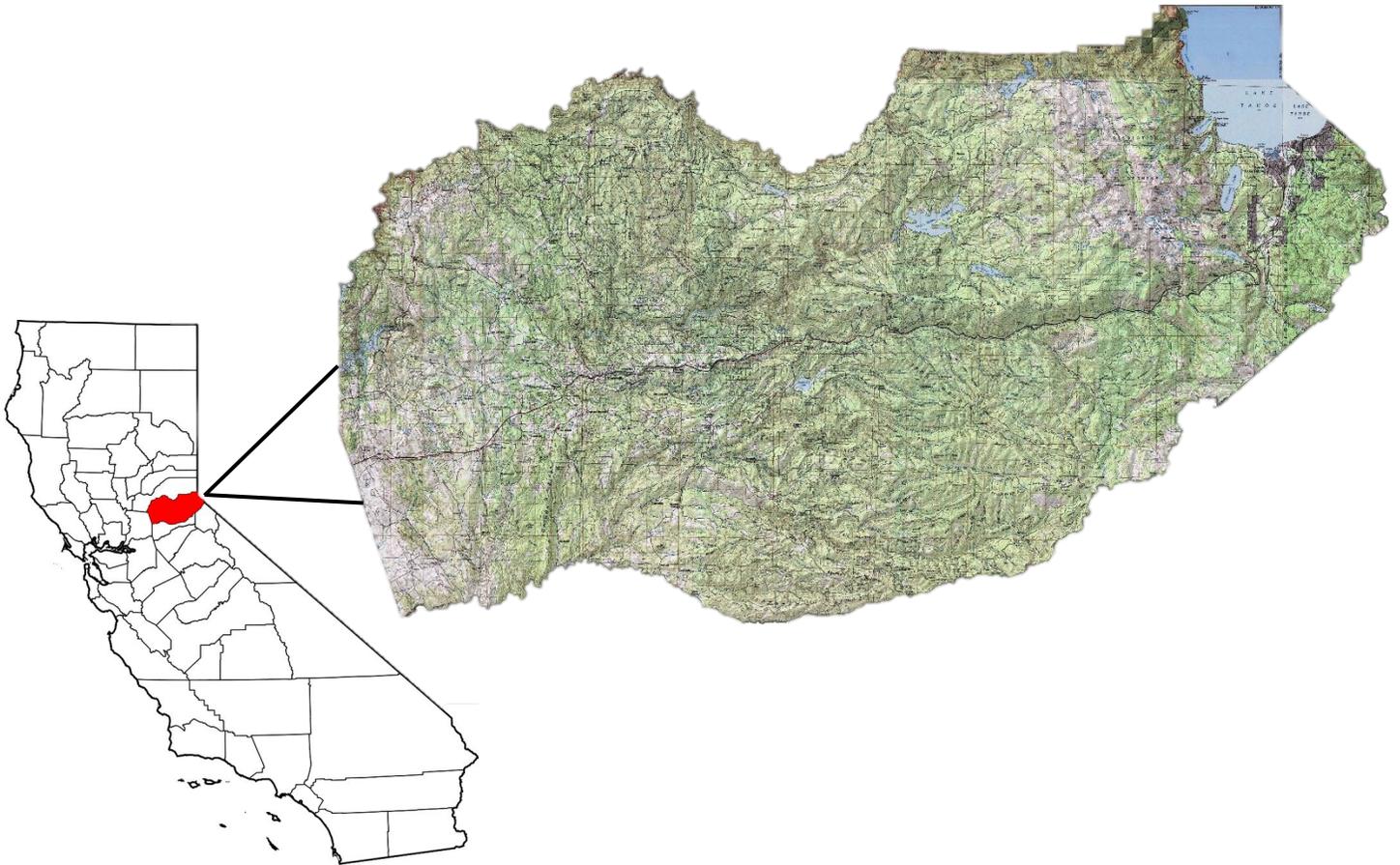


# 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

## El Dorado County



El Dorado County Planning and Building Department

Long Range Planning

Board of Supervisors, March 24, 2026



## TABLE OF CONTENTS

1. INTRODUCTION .....	3
2. Major Planning Activities in 2025 .....	4
Title 130 Zoning Ordinance Amendments.....	4
Conservation and Open Space Element Update .....	5
Traffic Impact Fee (TIF) Program Annual Update .....	5
Capital Improvement Program (CIP) Annual Update .....	5
3. GENERAL PLAN OVERVIEW .....	6
Background and History.....	6
Upcoming General Plan Updates.....	6
State General Plan Annual Progress Report Guidance Memo .....	7
State General Plan Annual Progress Report General Content .....	8
4. GENERAL PLAN ELEMENTS .....	11
Land Use Element .....	11
Transportation and Circulation Element.....	13
Housing Element.....	14
Public Services and Utilities Element.....	14
Public Health, Safety, and Noise Element .....	16
Conservation and Open Space Element.....	17
Agriculture and Forestry Element.....	18
Parks and Recreation Element .....	19
Economic Development Element.....	20
5. GENERAL PLAN IMPLEMENTATION PLAN .....	22
6. PLANNING AND DEVELOPMENT ACTIVITIES.....	23
General Plan Amendments.....	23
Zoning Ordinance / Zoning Map Amendments .....	24
Discretionary Development Applications.....	25



## **TABLES**

Table 1: Summary of Discretionary Development Applications Filed in 2025 ..... 26

## **APPENDICES**

Appendix A: Growth Monitoring Charts

Appendix B: General Plan Implementation Measures

Appendix C: 2025 Housing Element Annual Progress Report



And County

## 1. INTRODUCTION

An Annual Progress Report for General Plan implementation is required to be submitted to the El Dorado County (County) Board of Supervisors (Board), the California Governor's Office of Land Use and Climate Innovation (LCI), formerly the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). This Report was presented to the County Board on March 24, 2026. The item presented to the Board is available on the County's online [Agenda Calendar](#), Board Agenda Date: 03/24/2026, Legistar File No. 26-0413). This Report includes:

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

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

This Report supports General Plan Policy 2.9.1.1 which states that the County must "monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth." As directed by the General Plan (Policies 2.9.1.2, 2.9.1.3 and 2.9.1.4), the results of this monitoring process are to be examined at five-year intervals. If the monitoring results indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County may make appropriate adjustments to the Plan's development potential, including the adjustment of Community Region and Rural Center boundaries, as part of the five-year review process. The last General Plan five-year review for 2016-2020 was completed in March 2024. The next five-year review for 2021-2025 has been completed and is being presented to the Board in conjunction with this Report.

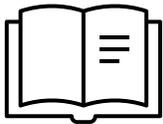
This Report also addresses compliance with County-specific monitoring requirements, such as General Plan Policy 2.9.1.5 (periodic review of policies and implementation measures that may reduce environmental damage). Information from this Report may be used for identification of necessary adjustments, if any, that should be made to further implement the General Plan. This Report also helps identify emerging trends in housing, employment, land development, and



population growth to ensure that the General Plan continues to adequately address and meet the needs of County residents, businesses, and visitors for the near future.

## 2. MAJOR PLANNING ACTIVITIES IN 2025

Major planning activities related to General Plan implementation either completed or ongoing during the 2025 calendar year summarized below. General Plan implementation tasks are discussed in detail under appropriate section(s) for each General Plan Element.



### **Title 130 Zoning Ordinance Amendments**

Amendments to the Oak Resources Conservation Ordinance: On July 22, 2025, the County Board approved amendments to Chapter 130.39 of the Zoning Code (Oak Resources Conservation). These amendments included clarifications for ease of use, exemptions for; County projects, fire safe activities, removal of hazardous vegetation and insurance-required removal, updates for consistency with State/County laws, updated definitions, and new requirement of administrative permits for all development activities impacting oaks. (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 7/22/2025, Item 23, Legistar File 25-1152).

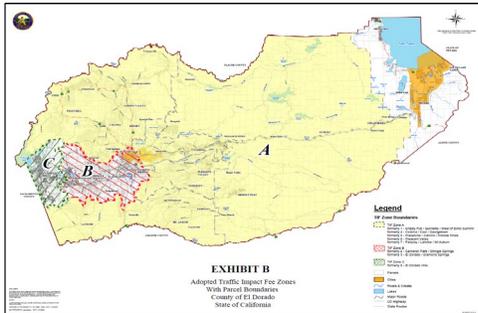
Amendments to the County's Sign Ordinance: On September 16, 2025, the County Board approved amendments to Chapter 130.36 of the Zoning Code (Signs). This included amendments for consistency with state and federal law, expanded sizes for commercial development, clarifications for permitting and enforcement of offsite subdivision signs and community signs. Additionally, the Board adopted unique sign standards for the Cameron Park Community Region. (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 9/16/2025, Item 39, Legistar File 25-1480).

Design Standards: The Long-Range Planning Unit is currently in the process of drafting permanent design standards for multifamily, mixed-use, and commercial projects in the County's Community Regions and Rural Centers which will replace the Interim Objective Design Standards that were adopted by the County Board on December 3, 2024. On December 11, 2025, the County Planning Commission forwarded a recommendation to the County Board to approve the Shingle Springs Community Region Design Standards and Guidelines (Refer to the County's online [Agenda Calendar](#) Planning Commission Agenda Date: 12/11/2025, Item 4, Legistar File 25-1987). Final Design Standards and Guidelines for other Community Regions and Rural Centers are anticipated to be brought to the Board for approval in 2026 and 2027 starting with Shingle Springs Community Region in March 2026. The outcome of the Board hearing was unknown at the time of drafting this Report, however, hearing files and materials can be viewed on the County's online Board Agenda Calendar.



## General Plan Conservation and Open Space Element Update

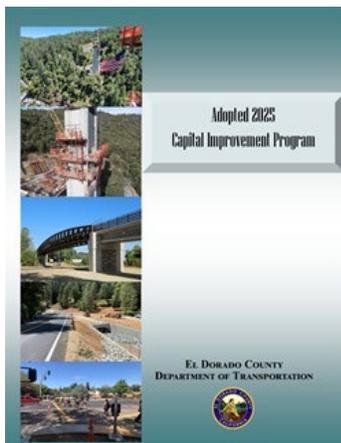
On December 11, 2025, the County Planning Commission forwarded a recommendation to the County Board to approve amendments to the General Plan Conservation and Open Space Element (Refer to the County’s online [Agenda Calendar](#) Planning Commission Agenda Date: 12/11/2025, Item 3, Legistar File 25-1986). This update includes targeted amendments to the existing Conservation and Open Space Element with the goal of complying with Senate Bill (SB) 1425 directive to address access to open space for all, climate resilience correlated with the Safety Element, and rewilding opportunities correlated with the land use element. The proposed amendments were presented to the Board in early March 2026, however, the outcome was unknown at the time this Report was drafted.



## Traffic Impact Fee (TIF) Program Annual Update

On June 10, 2025, the Board adopted Resolution 073-2025 for the 2025 TIF Schedule Annual Update. (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 06/10/2025, Item 47, Legistar File: 25-0517.). Adoption of Resolution 073-2025 also included a

correction to a data discrepancy that was identified following adoption of the Major Update on December 3, 2024, that resulted in fewer dwelling units at the west end of the County. The TIF Program is a funding source for the County to use to offset the costs of impacts to the County’s transportation system created by new development. Fees collected by the TIF Program are used to fund transportation improvements needed to accommodate growth anticipated by the County’s General Plan. General Plan Implementation Measure TC-B requires annual updates to the TIF Program for changes in project costs. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widening, roadway intersection improvements, and transit facilities.



## Capital Improvement Program (CIP) Annual Update

On July 15, 2025, the Board adopted the 2025 Capital Improvement Program (CIP) Book. The 2025 CIP includes the following four programs: the County’s West Slope Road and Bridge Program, Tahoe Environmental Improvement Program, Airport Program, and Capital Overlay and Rehabilitation Program. (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 07/15/2025, Item 29, Legistar File: 25-0504). The Capital Improvement Program (CIP) Board workshop for the 2025 CIP was



held on March 11, 2025 (Item 17, Legistar File: 25-0137) with the Planning Commission making a finding of General Plan Consistency on June 26, 2025 (Item 3, Legistar File: 25-1066). The CIP is the long-range plan for all individual capital improvement projects, including cost estimates, schedules, and funding sources. It provides strategic direction for capital projects over a current year, 5-, 10-, and 20-year horizon. The CIP is used as a planning tool and is updated annually as new information becomes available regarding Board priorities, funding sources, project cost estimates, and timing.

To ensure that growth is consistent with the General Plan and does not exceed available roadway capacity, the County is required to implement General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B. General Plan Policy TC-Xb and Implementation Measure TC-A requires the County to prepare an annual CIP for the West Slope Road/Bridge Program specifying expenditures for roadway improvements within the next 10 years. General Plan Policy TC-Xb and Implementation Measure TC-A also requires a Major CIP and TIF Program update every five years, in line with the major review of the General Plan, specifying expenditures for roadway improvements within the next 20 years.

The 2025 CIP Book and additional project information are available on the County website: <https://www.eldoradocounty.ca.gov/Land-Use/County-Projects/CIP-TIF-Program/Capital-Improvement-Program>.

---

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

#### **Background and History**

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

#### **Upcoming General Plan Updates**

SB 1425 Conservation and Open Space Element: As noted above, on December 11, 2025, the Planning Commission forwarded a recommendation to the Board to approve the SB 1425 Conservation and Open Space Element amendment and adopt the addendum to the County’s General Plan Environmental Impact Report (EIR) (Refer to the County’s online [Agenda Calendar](#), Planning Commission Agenda Date: 12/11/2025, Item 3, Legistar File: 25-1986). The proposed



amendments were presented to the Board on March 3, 2026 (which did not take place when this Report was drafted).

Housing Element Related Zoning Ordinance Amendments: Staff has initiated the process to propose amendments to various sections of Title 130 and the Land Use Element of the General Plan to implement outstanding measures of the Housing Element to comply with State law and ensure General Plan and Zoning Ordinance consistency. On November 4, 2025, the Board approved and authorized the Chair to sign Resolution of Intention 166-2025 to initiate the process of preparing these amendments (Refer to the County's online [Agenda Calendar](#), Board Agenda Date: 11/04/2025, Item 23, Legistar File: 25-1768).

Tahoe El Dorado Area Plan (GPA23-0001, SP23-0001, Z23-0005): Staff, in coordination with the Tahoe Regional Planning Agency, are developing the Tahoe El Dorado (TED) Area Plan. The TED Area Plan is a comprehensive long-term planning document that will update and incorporate the Meyers Area Plan and other communities in the Tahoe Basin area of the County. The goal of the plan is to consolidate land use regulations into a single document, reducing regulatory confusion, simplifying compliance with local and regional requirements, and enhancing the efficiency of plan administration. Additionally, the TED Area Plan seeks to streamline permitting and environmental review for conforming projects, establish land use policies and design standards tailored to the context of the Plan Area, address the unique needs and character of each community, and protect sensitive land and natural resources.

Following community feedback gathered in summer and fall 2024, the County prepared the Public Review Draft and released it for public feedback at the end of February 2026. Staff hosted one virtual and two in-person community workshops to present the draft plan and gather additional input in March 2026. Staff will then prepare the Final Draft TED Area Plan and initiate the environmental review process. Potential adoption of the TED Area Plan is slated for late 2027.

More information on the TED Area Plan is available at <https://www.tedareaplan.com/>.

## **State General Plan Annual Progress Report Guidance Memo**

On January 16, 2026, the Governor's Office of Land Use and Climate Innovation (LCI), formerly the Governor's Office of Planning and Research (OPR), released an updated *General Plan Annual Progress Report Guidance Memo* for the 2025 reporting year and beyond. The 2025 *Memo* suggested that the General Plan Annual Progress Report should include the following general contents:

1. *Introduction.*
2. *Table of Contents.*
3. *Date of presentation/acceptance by the local legislative body (agenda item or resolution).*
4. *The date of the last update to the General Plan.*



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

## **State General Plan Annual Progress Report General Content**

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

The Board approved an Implementation Plan as part of the 2004 General Plan. Since adoption of the General Plan, the Board has approved some amendments to the Implementation Plan. As of 2025, the Implementation Plan consists of 246 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 188 measures have been completed, 50 measures are in progress, and 8 measures remain to be implemented.



A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this Report. The status of the General Plan Implementation Plan, as of 2025, is summarized in Figures 1 and 2 of Appendix B.

---

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

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

The Amended 2021-2029 Housing Element Update includes 40 implementation measures. The implementation status of each of these measures is provided in Table D of the 2025 Housing Element Annual Progress Report. The 2025 Housing Element Implementation Progress Report is included as Appendix C to this Report.

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

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

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



9) Public Services and Utilities.

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

The date of the last update to the County's General Plan was May 24, 2024, when the Board adopted the amended Safety Element (GPA24-0002) as noted above.

In 2025, the County initiated an update to the Conservation and Open Space Element pursuant to Senate Bill 1425 (Stern, 2022). These updates will bring the County's General Plan into compliance with new State laws relating to equitable access to open space, environmental justice, climate resilience, open space and conservation & wildlife movement, and connectivity planning. At the time of this Report, the Planning Commission had recommended approval to the Board to adopt the Conservation and Open Space Element Update pursuant to Senate Bill 1425.

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

On May 13, 2025, the Board received a presentation from staff on the Fiscal Year 2025-2026 key priorities for the Planning Division and Tahoe Planning and Building Division (Board Agenda Date: 5/13/2025, Item 29, [Legistar File Number 25-0373](#)). The purpose of this item was to solicit Board input and feedback on upcoming priorities.

Priority projects include the following:

- Community Design Standards and Guidelines for Community Regions and Rural Centers
- Tahoe El Dorado Area Plan
- Oak Resources Conservation Zoning Ordinance Amendments
- Signs Zoning Ordinance Amendments and Cameron Park Sign Standards
- Administrative Zoning Ordinance Amendments
- General Plan Five-Year Review
- Texas Hill El Dorado Irrigation District (EID) Reservoir Parcel Rezones and General Plan Amendment
- General Plan Conservation and Open Space Element Update
- Meyers Permanent Watercraft Inspection Station
- Ecological Preserve Fee Update

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

The last amendment for the General Plan was the adoption of the Safety Element Update on May 21, 2024. At the time of this Report, staff were also in the process of updating the Conservation and Open Space Element. Amendments to the General Plan in previous years are also summarized in the County's General Plan Annual Progress Reports, located on the [County's General Plan Implementation website](#).



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

A list of implementation measures that are classified as either “incomplete,” “in progress,” or “remaining” as of calendar year 2025 is included as an appendix to this Report (Appendix B). Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2025 are included in Section 6 (Planning and Development Activities) of this Report.

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

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

## 4. GENERAL PLAN ELEMENTS

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

---

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

---

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

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



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

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

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

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

Regular monitoring has found the following:

- As of calendar year 2025, no new Specific Plans (SP) have been approved after 1999. However, the County is currently processing seven (7) SP.
- Recent monitoring of discretionary development between calendar years 2025 and 2026 noted changes in the number of requests for new residential lots as follows:
  - Requests for new residential lots via Tentative Subdivision Map increased. In calendar year 2025, a combined 94 new residential lots were requested (Three Tentative Subdivision Maps), compared to 26 new residential lots requested (Two Tentative Subdivision Maps) in 2024.
- Applications for residential Tentative Parcel Maps stayed consistent in calendar year 2025, as ten (10) residential Tentative Parcel Maps were submitted (24 residential lots), compared to seven (7) residential Tentative Parcel Maps (22 residential lots) in calendar year 2024.



- During the monitoring period<sup>1</sup> from 2000–2025, a growth trend continued in various sectors of non-residential development including the following:
  - Approximately 751 total building permits were finalized (completed) with new employment-generating square footage; and
  - Approximately<sup>1</sup> 7,343,058 new square feet of employment-generating commercial/industrial/research and development space/public facilities were created.
- During calendar year 2025:
  - 11<sup>2</sup> building permits were finalized (completed) with new employment-generating square footage of 172,588.

Notes:

<sup>1</sup>Numbers from monitoring period 2000-2025 are rounded.

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

Sources: *El Dorado County Planning and Building Department (2025)*.

---

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

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

In 2025, the General Plan Implementation Plan for the Land Use Element continued to remain at 14 out of 22 implementation measures completed (64%). Six (6) measures are in progress (27%) and two (2) measures remain to be addressed (9%) (Appendix B).

---

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

---

The Transportation and Circulation Element provides the framework for decisions in the County concerning the countywide transportation system as required by California Government Code



Section 65032. The system includes facilities for various transportation modes, including roads, transit, non-motorized, and aviation. This Element provides for coordination with the incorporated cities within the County, El Dorado County Transportation Commission, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, and state and federal agencies that fund and manage the county's transportation facilities. The Transportation and Circulation Element reflects the urban and rural diversity of the unincorporated areas of the County and establishes standards that guide the development and circulation maintenance of the transportation system, including access to the road and highway system required by new development.

During 2025, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2025, ongoing use of the County Travel Demand Model (TDM) assisted the County with projects such as the Annual Update to the TIF (formerly TIM Fee) Program and several site-specific development project analyses.

In 2025, implementation measures remain at 19 of 27 measures completed (70%). Seven (7) measures (26%) are in progress and one (1) measure (4%) remains to be addressed (Appendix B).

---

## ***Housing Element***

---

The State of California identifies the provision of adequate and affordable housing for every Californian as a statewide goal. This 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 this Element to contain a program, which sets forth an 8-year action plan of the local government to implement the goals and objectives.

As noted above, the County's Housing Element, certified by HCD on May 10, 2022, is valid for the 2021-2029 planning period. The County's progress in implementing this Element is provided in the County's 2025 Housing Element Annual Progress Report (Appendix C). This Report details the County's progress in meeting regional housing needs, as well as removing governmental constraints to affordable housing development.

In 2025, twenty-one (21) out of forty (40) implementation measures (53%) were deemed complete, eighteen (18) measures (45%) remain in progress, and one (1) measure (3%) remain to be addressed (Appendix B).

---

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

---

The purpose of the Public Services and Utilities Element is to promote a pattern of development, which maximizes the use of existing services while minimizing the costs of providing new facilities and services. Although State law does not require this Element, the subjects addressed are critical to the County's future growth and development.

### **Public Water Resources Planning**



The El Dorado Water Agency (Water Agency) was established as a Special District in 1959 by State law to provide countywide water resource planning and management. Its mission is to ensure the County has adequate and affordable water, through collaboration, to support economic prosperity, watershed health, and the rural-agriculture way of life for today and in the future. The Water Agency's actions and direction are based on its Water Resources Development and Management Plan (WRDMP), a long-term policy document outlining resource management strategies to proactively address changing water resources needs, regulatory requirements, and climate variability. The Water Agency's implementation actions are structured in five distinct yet interconnected programs to promote sustainable countywide benefits: Governance and Partnership, Water Security, Watershed Management, Assistance and Innovation, and Communication and Advocacy.

The Water Agency continues to implement its WRDMP which supports *Goal 5.2 Water Supply*. Some of the Water Agency's major highlights from 2025 include:

- Policy 5.2.1.1:
  - The Water Agency developed its 2026-2030 Strategic Plan, which provides a focused and methodical approach to implement the 2024 WRDMP and further the Water Agency's mission.
  - The Water Agency continued to convene the Countywide Plenary for Water as a forum for water resources management, and to encourage collaboration on countywide water resources development and management.
- Policy 5.2.1.10:
  - To facilitate outdoor water savings, the Water Agency continues to work with the County to implement two outdoor water conservation projects: the Georgetown Divide Public Utility District Canal Lining project, which will line a portion of their canals with concrete to reduce water loss during conveyance; and El Dorado Hills CSD Stephen Harris project, which will replace the non-functional turf with additional recreational areas and water-efficient plants.
  - The Water Agency continues to work with agricultural growers to improve water efficiency by administering an irrigation management services (IMS) program, and 2025 marked the 25<sup>th</sup> year of this program.
- Policy 5.2.1.14: To help understand long-term water supply needs and support planned agricultural growth, the Water Agency completed the Applied Water Validation Study for the El Dorado County Agricultural Development Feasibility Assessment.
- Policy 5.2.1.15: Released the Draft Environmental Impact Report for the El Dorado Water Reliability Project, which would secure surface water rights to use up to 40,000 acre-feet per year to help meet a portion of the projected future water demands consistent with the land uses identified in the County General Plan.
- Supporting Objective 5.2.3, the Water Agency worked with the County, water purveyors, and other local stakeholders to complete the development of the County Drought and Water Shortage Resilience Plan for small water systems and domestic wells. Advancing



beyond the minimum requirements of Senate Bill 552 (2021) to improve water security for all small water systems and domestic well owners in the county.

- Utilized federal funding through the American Rescue Plan Act, to invest in water infrastructure throughout the county. Additionally, Water Agency grants were distributed to local agency partners to incentivize projects that improve water resources management.

The implementation of the Public Services and Utilities Element has largely been completed prior to 2013, with nineteen (19) implementation measures out of twenty-two (22) deemed complete (86%) and three (3) implementation measures (14%) still in progress (Appendix B).

---

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

---

The overall focus of the Public Health, Safety, and Noise Element (Safety Element) is to provide guidelines for protecting County residents and visitors from existing and potential health, safety, or noise hazards in the County. 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.” This Element addresses community noise limitations pursuant to Government Code Section 65302(f).

State law requires that the County update the Safety Element upon revision of the Housing Element. The Board approved the Safety Element Update (GPA24-0002) on May 21, 2024. For more information on the [Safety Element Update](#), please visit the County’s website. During the recent Safety Element Update, 17 additional implementation measures were added. Of those seventeen (17) measures, eight (8) have been completed, six (6) are in progress and three (3) are remaining.

The County’s Office of Wildfire Preparedness and Resilience (OWPR), a division of the Chief Administrative Office has had a substantial role in carrying out many of the implementation measures added in the most recent Safety Element Update. Since its establishment in 2022, OWPR has facilitated various working groups with representatives from the U.S. Forest Service (USFS), California Department of Forestry and Fire Protection, Amador-El Dorado Unit (CAL FIRE AEU), El Dorado County Fire Safe Council, El Dorado County and Georgetown Divide Resource Conservation Districts (RCDs), El Dorado County Fire Chiefs' Association, and El Dorado County Fire Prevention Officers' Association. Below is a list of some of initiatives that have been undertaken by OWPR for progress towards completion of implementation measures:

- **Measure HS-Z:** OWPR, in collaboration with the Project Coordination Working Group, is actively identifying communities with limited ingress and egress (single-access routes) and evaluating roadside treatment plans in alignment with the Western El Dorado County CWPP. Additionally, in coordination with the Wildfire Preparedness and Resilience Coordination Group and the Water Agency, a water supply and infrastructure study is underway to support emergency preparedness and wildfire protection efforts.
- **Measure HS-LL:** OWPR, in collaboration with the Project Coordination Working Group, Public Outreach Committee, and Defensible Space Working Group, is identifying County communities for targeted proactive defensible space inspections. These County



Emphasis Areas (CEAs) are prioritized based on factors such as limited ingress/egress, location within high or very high fire hazard severity zones, and the presence of ongoing projects. Public outreach and education efforts including workshops, mailers, and general messaging are provided to these communities and the broader public to promote safe evacuation planning and wildfire preparedness.

- **Measure HS-00:** OWPR, in coordination with the Wildfire Preparedness and Resilience Coordination Group and the Water Agency, is conducting a water study to identify anticipated water supply locations, water flow for fire suppression, and long-term maintenance needs. Additionally, working with the Project Coordination Working Group under CWPP guidance, OWPR is identifying and planning fuel modification areas, defensible space, road clearance, and community fire breaks. In partnership with Fire Safe Councils and the Public Outreach Committee, OWPR is also promoting visible street addressing and providing marketing for address signage to enhance emergency response.

For more information on OWPR's accomplishments in 2025, please refer to the County's online [Agenda Calendar](#) Board Agenda Date: 2/3/2026, Item 25, Legistar File: 26-0223).

In 2025, thirty-two (32) of the forty-two (42) implementation measures have been deemed complete (76%), with seven (7) still in progress (17%) and three (3) measures (7%) remain to be addressed (Appendix B).

---

## ***Conservation and Open Space Element***

---

The purpose of the Conservation and Open Space Element of the General Plan is to address the management, preservation, and conservation of natural resources and open space of the County. Management of the County's resources assures the availability of those resources to future generations and the realization of their full economic potential. Pursuant to Government Code Section 65302, both a Conservation and an Open Space Element must be included in a General Plan. The County's General Plan combines these two elements into the Conservation and Open Space Element.

In 2022, the California Legislature passed Senate Bill 1425 (SB 1425) which requires every local jurisdiction to review and update its Conservation and Open Space Element to include the following: 1) access to open space for all residents in a manner that considers social, economic, and racial equity; 2) climate resilience and other benefits of open space, correlated with the safety element; and 3) rewilding opportunities, correlated with the land use element.

Staff, using guidance from LCI, drafted targeted amendments to this Element. On December 11, 2025, the Planning Commission forwarded a recommendation to the Board to approve the Conservation and Open Space Element amendment and adopt the addendum to the County's General Plan Environmental Impact Report (EIR) (Refer to the County's online [Agenda Calendar](#), Planning Commission Agenda Date: 12/11/2025, Item 3, Legistar File: 25-1986). The proposed amendments will be presented to the Board on March 3, 2026.

### **Watershed Management – Objective 7.3.1: Water Resource Protection**



The Water Agency continued to convene the Upper American River Watershed Group (UARWG) to facilitate the implementation of the 2023 Programmatic Watershed Plan, which established a cohesive and shared vision for sustainably managing the upper American River watershed for long-term resiliency and community prosperity. The UARWG identified five priority areas that need strategic coordination to develop landscape-scale projects, including activities such as forest fuels management, post-wildland fire restoration, meadow restoration, and prescribed fires.

The Water Agency continued to lead an initiative to create a comprehensive snowpack and flow monitoring network to provide critical real-time data and support for drought, flood, and wildfire preparedness. In 2025, the Water Agency completed a Monitoring Needs and Gap Assessment report for the American River Water Instrumentation Network initiative, which provides key action items to guide the development of an implementation plan, ensuring effective monitoring, forecasting, and resilience in the watershed.

In 2025, implementation of the Conservation and Open Space Element remained at fourteen (14) of Nineteen (19) implementation measures completed (74%). Five (5) measures are in progress (26%) (Appendix B).

---

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

---

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

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.

Below are some ongoing efforts being implemented by the Department of Agriculture:

- Updates to the Ranch Marketing Ordinance protecting agricultural producers' ability to realize accessory income on their property, while decreasing conflicts to the surrounding properties.
- Evaluation of the Land Evaluation and Site Assessment model and updates to the conservation easement program for the long-term fiscal stability of agricultural operations.
- Continued work with the Water Agency to support the development of continued water supplies for irrigation of agricultural lands.
- Continued to process Williamson Act Contracts for agricultural producers to protect agricultural lands from development.



- Continued analysis of lands suitable for agricultural protection for a second phase of agricultural zoning “opt-in.”

In 2025, implementation of the Agriculture and Forestry Element remained at nine (9) out of twelve (12) Implementation Measures completed (75%). The remaining three (3) measures (25%) are still in progress (Appendix B).

---

## ***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 County residents. The overall focus of this 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.

Below is a list of 2025 accomplishments from the Parks and Trails Division:

- Completed the Parks and Trails Master Plan 2025 update that was approved by the Board on March 25, 2025 (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 3/25/2025, Item 27, Legistar File: 25-0377).
- Established ongoing quarterly meetings with other parks and recreation agencies in the county to continually review recreation issues and coordinate programs, activities, and facilities.
- Received funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation grant program for G25 Ground Operations, Education and Safety, and Planning.
- Continued sanitation disposal for the Rubicon Trail and completed several trail delineation projects to keep users on the designated trail, prevent sedimentation, and protect this natural resource for future generations.
- Coordinated with El Dorado County Transportation Commission in May is Bike Month to host a community bike ride on El Dorado Trail and a Grand Opening Celebration for the Missouri Flat Road Pedestrian/Bike Overcrossing.
- Worked with volunteers to plant trees and shrubs at Bradford Park to replace the hazardous trees that were removed from under the powerline.
- Prepared grant applications to seek project funding for the unfunded portion of the Forebay Park Improvement Project.
- Expanded recreation opportunities at Pioneer Park with the addition of skate park equipment.

In 2025, twelve (12) of the fourteen (14) implementation measures of the Parks and Recreation Element have been deemed complete (86%) while one (1) remains in progress (7%) and one (1) remains to be addressed (7%) (Appendix B).



---

## ***Economic Development Element***

---



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

Economic Development accomplishments in 2025 are highlighted below, many of which are continual efforts year-on-year.

### **Affordable Housing**

Economic Development continues to prioritize housing affordability as a key component of the County’s Strategic Plan. Throughout 2025, staff met regularly with the Affordable Housing Task Force (AHTF) to evaluate barriers and identify solutions for increasing affordable housing opportunities. As part of these efforts, a Resolution of Intention (ROI) was presented to the Board of Supervisors to initiate amendments to Article 3, Chapter 130.31 – Affordable Housing Density Bonus of the Zoning Ordinance to include additional affordable housing approaches. This ROI will allow for the integration of additional components and the restructuring, modification, and revision of current content in the Chapter. (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 11/4/2025, Item 24, Legistar File: 25-1517).

### **Broadband**

The County is actively advancing its Strategic Plan priority to expand broadband technology, enhancing connectivity, operational efficiency, and community resilience. To support these efforts, a Final Programmatic Environmental Impact Report (FEIR) was prepared and certified for the El Dorado County Broadband Fiber Project – a County-wide effort that proposes to expand access to fiber optic broadband technology throughout El Dorado County (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 6/10/2025, Item 40, Legistar File: 25-0992). The FEIR will enable future individual fiber projects within its covered areas to streamline the environmental review process, accelerating implementation and reducing delays. To further strengthen the FEIR, Economic Development is preparing California Environmental Quality Act (CEQA) addenda, along with biological and cultural resources evaluations for various areas identified in the FEIR. Additionally, Economic Development continues to collaborate with its broadband consultant to explore funding opportunities and to leverage resources to advance project implementation. Efforts to complete last-mile broadband installation utilizing Federal Funding Account grant funds are also underway.



## Film

Despite funding constraints and reductions to many programs, Economic Development successfully secured a one-year Memorandum of Understanding (MOU) with the El Dorado County Chamber of Commerce (Chamber) to continue providing film officer services for the County. In collaboration with the Chamber, Economic Development developed an ordinance adding Chapter 58 to Title 5 of the El Dorado County Ordinance, entitled “*Filming Permits*.” This ordinance modernizes the process for issuing and enforcing filming permits and establishes a cost-recovery mechanism through a jointly developed resolution. Additionally, Economic Development and the Chamber created a comprehensive filming permit application designed to capture data on tourism, economic impacts, and other key metrics, supporting informed decision-making and promoting the County as a film-friendly destination. (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 10/21/2025, Item 47, Legistar File: 25-1358).

## Process Improvements and Transparency

Economic Development continues to lead efforts to enhance and streamline the development review process, ensuring greater efficiency and clarity for applicants. These efforts include regular cross-departmental meetings to identify challenges within the County’s permitting system. In addition, Economic Development works closely with the permitting consultant to implement system upgrades and optimize functionality, improving user experience and increasing transparency. These initiatives reflect the County’s commitment to modernizing processes, reducing bottlenecks, and supporting economic growth through a more efficient development review framework.

## Strategic Plan

The Strategic Economic Enhancement and Development Committee (SEED) is a community-oriented advisory group established to guide and implement economic development policy for the County. SEED has been tasked with developing a new Economic Development Strategic Plan and recently presented the Economic Strategy Summary to the Board (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 8/26/2025, Item 21, Legistar File 25-1332). Moving forward, SEED will work collaboratively with County departments and stakeholders to prioritize strategic initiatives, identify necessary policy corrections, and ensure alignment with the County’s mission. Once these priorities and recommendations are finalized, SEED will return to the Board for review and ratification, reinforcing transparency and accountability in the strategic planning process.

The Economic Development Element is fully implemented as 48 of 48 implementation measures (100%) have been completed prior to 2025.



## 5. GENERAL PLAN IMPLEMENTATION PLAN

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

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

1. Land Use,
2. Transportation and Circulation,
3. Housing,
4. Public Services and Utilities,
5. Health, Safety and Noise,
6. Conservation and Open Space,
7. Agriculture and Forestry,
8. Parks and Recreation, and
9. Economic Development.

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

Each General Plan policy includes one or more implementation measures or programs as a mechanism for its implementation. As part of the General Plan implementation process, the County is also required by state law to implement a Mitigation Monitoring Program, or MMP. The MMP is a valuable tool to regularly review and assess the progress of specific mitigation measures incorporated into the General Plan to reduce environmental impacts. (Public Resources Code Sections 21081.6 and 21081.6(b); Government Code Section 65400; and CEQA Guidelines Sections 15091.d, 15097, 15097(b)).

The General Plan also requires regular reviews of the mitigation measures pursuant to General Plan Policy 2.9.1.5. As all mitigation measures have been incorporated into the Implementation Plan, the General Plan is deemed "self-mitigating." Therefore, all mitigation measures are included in the Implementation Plan and serve as implementation measures, which directly affect the completion of the MMP.



## 6. PLANNING AND DEVELOPMENT ACTIVITIES

---

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

---

New development projects that do not conform with the General Plan may request a General Plan Amendment (“GPA”), which alters specific aspects of the General Plan despite being consistent with the General Plan. The following GPAs were initiated in 2025.

### ***General Plan Amendments Initiated in 2025***

#### ***Privately Initiated***

**Gateway El Dorado:** The application (SP25-0001, GPA25-0001, Z25-0004) consists of a request for a Specific Plan (SP), General Plan Amendment (GPA), Rezone (Z) to amend the Research and Development (R&D) land use and zoning on a portion of a 97.74 acre site located on the west side of Latrobe Road, north of Golden Foothill Parkway, in the El Dorado Hills area. The proposal includes 13.15 acres of commercial; 5.82 acres of multifamily residential; 14.76 acres of multifamily residential/commercial flex; 1.77 acres of park; 24.34 acres of open space; with 7.06 acres set aside for infrastructure (drainage channel and roads). The remaining 30.84 acres are retained in R&D land use and zoning.

**Use Rezone/General Plan Amendment:** The application (GPA25-0002, Z25-0007) consists of a request for a General Plan Amendment (GPA) and Rezone (Z) to amend the land use and zoning from Open Space (OS) to low density residential (LDR) which would allow a proposed Accessory Dwelling Unit (ADU) and five (5) existing residential accessory structures.

#### ***County-Initiated***

**Conservation and Open Space Element:** In 2025, staff initiated targeted amendments to the Conservation and Open Space Element with the goal of complying with the State’s Senate Bill (SB 1425). On December 11, 2025, the Planning Commission forwarded a recommendation to the Board to approve the Conservation and Open Space Element amendments and adopt the addendum to the County’s General Plan Environmental Impact Report (EIR) (Refer to the County’s online [Agenda Calendar](#), Planning Commission Agenda Date: 12/11/2025, Item 3, Legistar File: 25-1986) . The proposed amendments will be presented to the Board on March 3, 2026.

**Land Use Element:** On November 4, 2025, the Board approved a ROI to initiate proposed amendments to the Zoning Ordinance and Land Use Element (Refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 11/4/2025, Item 23, Legistar File 25-1768). This update will include targeted amendments to implement measures in the Housing Element for the purpose of compliance with State law, General Plan, and Zoning Ordinance consistency.



---

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

---

The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. New Zoning Ordinance text and map amendments submitted to and processed by the County in 2025 are noted below.

### ***Privately Initiated***

**Ranney Condo Conversion:** This application (PD25-0004, P25-0009, Z25-0005) consists of a request for a Planned Development, Parcel Map, and Rezone to allow for the condo conversion subdivision of an existing tri-plex into three units.

**Marmosh House:** This application (Z25-0002, PD25-0002) consists of a request for a Rezone and Planned Development to create 12 single-family lots on a 2.535-acre property.

**Serrano Village C2:** This application (TM25-0002, PD25-0003, Z25-0003) consists of a request for a Tentative Subdivision Map to create 49 residential lots, four (4) Open Space lots, one (1) landscape lot, a Planned Development for modifications to development standards, and a Rezone various portions of the site to allow for such development.

**Serrano Village M5:** This application (TM25-0003, PD25-0005, Z25-0006) consists of a request for a Tentative Subdivision Map, Planned Development, and Rezone to create 10 single-family lots and four landscaping lots.

**Serrano D1 Lot D:** This application (TM25-0004, PD25-0006, Z25-0008) consists of a request to for a Tentative Subdivision Map, Planned Development, and Rezone to create 35 single-family lots.

### ***County-Initiated***

**Sign Ordinance and Cameron Park Sign Standards:** On September 16, 2025, the Board of Supervisors approved updates to the County's Sign Ordinance (Chapter 130.36 of the Zoning Ordinance) and new Cameron Park Sign Standards (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 9/16/2025, Item 39, Legistar File 25-1480).

**2025 Administrative Zoning Ordinance Update:** On August 19, 2025, the Board of Supervisors approved the Administrative Zoning Ordinance Update (AZOU) which included edits to both Title 2 (Administration and Personnel) and Title 130 (Zoning Ordinance). (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 9/16/2025, Item 18, Legistar File 25-1386)

**Oak Resources Conservation Ordinance:** On July 22, 2025, the Board of Supervisors approved updates to the County's Oak Resources Conservation Ordinance (Chapter 130.39 of



the Zoning Ordinance) (Refer to the County's online [Agenda Calendar](#) Board Agenda Date: 9/16/2025, Item 39, Legistar File 25-1480).

---

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

---

In 2025, a total of 83 discretionary development applications were submitted to the County. Discretionary development applications are subject to conditions of approval that require consistency with General Plan goals and objectives. The discretionary development applications received by the Planning and Building Department in 2025 are summarized in Table 1.



**Table 1: Summary of Discretionary Development Applications Filed in 2025** <sup>1, 2, 3, 4, 5</sup>

Application Types	New Request	Approved	Denied/ Withdrawn/ Unpaid/Hold/Expired/Incomplete	Still in Process
Certificate of Compliance	2	0	1	1
Commercial Cannabis Operating Permit	1	0	0	1
Commercial Cannabis Pre-Application	0	0	0	0
Commercial Cannabis Use Permit	0	0	0	0
Conditional Use Permits	17	2	8	7
Design Review Permits	7	0	5	2
Development Agreements	0	0	0	0
Development Plans	6	0	4	2
General Plan Amendments	2	0	1	1
Minor Use Permits	3	0	0	3
Parcel Maps	14	1	7	6
Pre-Applications	8	4	3	1
Rezones	8	0	5	3
Specific Plans	1	0	0	1
Subdivision Maps	3	0	1	2
Temporary Use Permits	7	6	0	1
Variances	2	0	1	1
Williamson Act Contracts	2	0	2	0
<b>Totals</b>	<b>83</b>	<b>13</b>	<b>38</b>	<b>32</b>

Table 1 Notes:

1. Table only identifies applications initiated in 2025 and provides their statuses as of the writing of this Report. Table does not include revisions to approved entitlements.
2. County-initiated projects (“Gov”) files, County-initiated General Plan Policy Amendments, Zoning Ordinance Revisions, Administrative Permits, Lot Line Adjustments, Vacation Home Rentals, and Site Plan Reviews are not included.
3. Preapplications are deemed “complete” instead of “approved”
4. Multiple discretionary development applications may be filed for the same project. For application details, refer to the Planning Services “eTRAKIT” webpage below:  
<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>.