





City of El Dorado  
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## 1. INTRODUCTION

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

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

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

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



## 2. MAJOR PLANNING ACTIVITIES IN 2022

Major planning activities related to General Plan implementation either completed or ongoing during the 2022 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

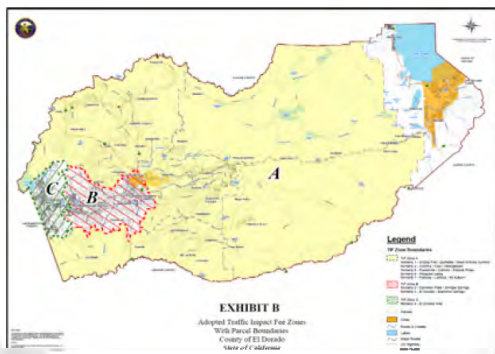


Electric Vehicle (EV) Charging Station Regulations: On August 30, 2022, the Board adopted Ordinance 5165 establishing an EV permit process, permit review requirements, and EV charging station installation requirements. The purpose of the executed Electric Vehicle Charging Station Regulations is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations that

complies with AB 1236 (California Government Code § 65850.7), to achieve timely and cost-effective installations. To address the requirements for streamlined EV charging station permits, staff developed two EV charging station eligibility checklists for incorporation into the new ordinance, one for commercial development and another for residential development.

Cultivation of Industrial Hemp: On November 1, 2022, the Board adopted Ordinance 5168 to allow for the cultivation of industrial hemp pursuant to the Industrial Hemp Pilot Program, which is a two-year program consisting of five or fewer producers. The ordinance includes requirements for zoning, setbacks, county licensing, application submittal, cultivation, enforcement, and abatement measures. There is a county application process pursuant to the ordinance, and the applicant must also submit a completed state Industrial Hemp Registration Application for Growers and include fees for both. If successful, the industrial hemp license would be issued for a one-year period.

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



On May 17, 2022, the Board adopted Resolution 072-2022 for the 2022 TIF Schedule Annual Update. (Refer to the County’s online [Agenda Calendar](#), Board of Supervisors Agenda Date: 5/17/2022, Item 28, Legistar File: 22-0276). 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.

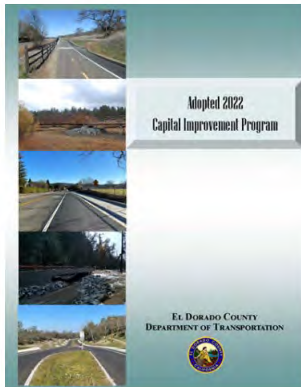




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On November 15, 2022, at Board direction, a presentation was provided that analyzed an alternative cost index that might be used going forward to prepare the annual updates to the TIF schedule. This was a result of significant increases to project costs resulting from inflation and rising material costs. The Board approved the use of the Construction Cost Index as published by Engineering News Record (ENR) for all subsequent annual updates. Following the presentation, the Board directed staff to use ENR's Construction Cost Index when preparing annual updates to the TIF Program moving forward (Item 30, Legistar File 22-1653).

### Capital Improvement Program (CIP) Annual Update



On June 14, 2022, the Board adopted the 2022 Capital Improvement Program (CIP) Book. The 2022 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: 06/14/22, Item 48, Legistar File: 22-0521). The CIP Board workshop for the 2022 CIP was held on March 8, 2022 (Item 31, Legistar File: 22-0284) with the Planning Commission making a finding of General Plan Consistency on April 14, 2022 (Item 3, Legistar File: 22-0614).

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 2022 CIP Book and additional project information are available on the County website: <https://www.edcgov.us/Government/dot/Pages/cip.aspx>.



### 3. GENERAL PLAN OVERVIEW

#### Background and History

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

#### 2022 General Plan Updates

2021-2029 General Plan Housing Element Update: In 2022, there was one completed amendment to the General Plan, which was the 2021-2029 Housing Element Update. On March 22, 2022, the Board adopted Resolution 046-2022 to amend the County General Plan to incorporate the Amended 2021-2029 Housing Element Update. (Refer to the County’s online [Agenda Calendar](#), Board of Supervisors Agenda Date: 03/22/22, Item 32, Legistar File: 22-0407).

The Housing Element is one of the seven mandatory elements of the El Dorado County General Plan. State law requires that the County prepare and adopt an update to the Housing Element and related environmental documents every eight years. The current update is for the 8-year planning period from 2021 to 2029 and includes a review of the County’s ability to accommodate its fair share of the region’s housing needs for this period based on the updated Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG).

The 2021-2029 Housing Element provides an update of the County’s housing inventory using the General Plan land use designation, a review of the goals, policies, financial resources, and necessary revisions to implement measures to reflect changes in local, state, and federal law, along with a review of the success in meeting the goals and objectives. This effort has resulted in modifications to the prior 2013-2021 Housing Element to address the changing needs of County residents as well as changes to State housing law.

The California Department of Housing and Community Development (HCD), however, issued a conditional letter of certification upon staff’s submittal and requested that staff make necessary revisions and amend the 2021-2029 Housing Element Update to achieve certification complying with state law.



On February 24, 2022, after incorporating the changes required by HCD, staff presented the amended 2021-2029 Housing Element to the County General Plan project (Project GPA21-0004) to the Planning Commission (Item 4, Legistar File: 22-0237). The Planning Commission recommended the Board approve General Plan Amendment GPA21-000 amending the General Plan to incorporate the amended 2021-2029 Housing Element Update.

After the Board's approval of the Amended 2021-2029 Housing Element on March 22, 2022, staff re-submitted the adopted amended Housing Element to HCD, and HCD provided final certification for the Amended 2021-2029 Housing Element Update on May 20, 2022.

### **Upcoming General Plan Updates**

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

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

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

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

On October 6, 2022, the Governor's Office of Planning and Research released an updated *General Plan Annual Progress Report Guidance Memo* for the 2022 reporting year. The updated *Memo* suggested that the General Plan Annual Progress Report (APR) 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).*





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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 element.*
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. The Implementation Plan, as of 2022, consists of 229 implementation measures within nine General Plan Elements. Since full General Plan implementation began in 2006, 185 measures have been completed<sup>3</sup>, 40 measures are in progress<sup>2</sup>, and 4 measures remain to be implemented.<sup>1</sup>

A detailed discussion of the implementation measures still in progress or remaining to be implemented is included under each Element section in this report. The 2022 status of the General Plan Implementation Plan is summarized in Figures 1 and 2 below.

**Figure 1: 2022 General Plan Implementation Summary**

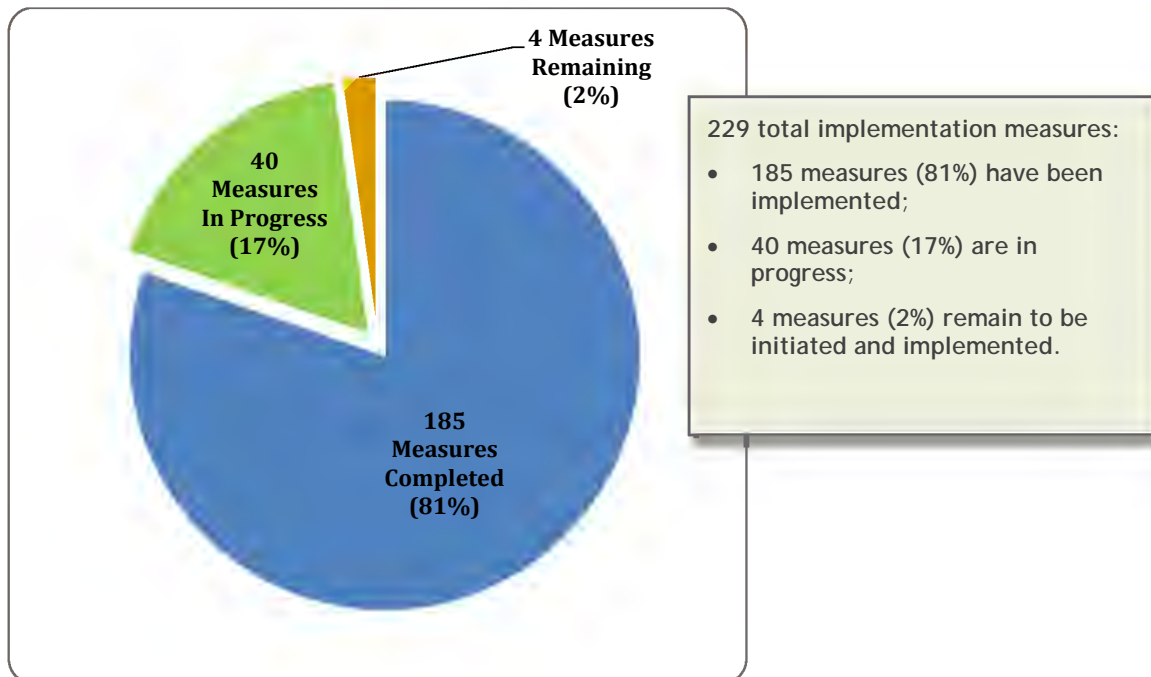




Figure 2: 2022 Status of General Plan Implementation Measures by Element

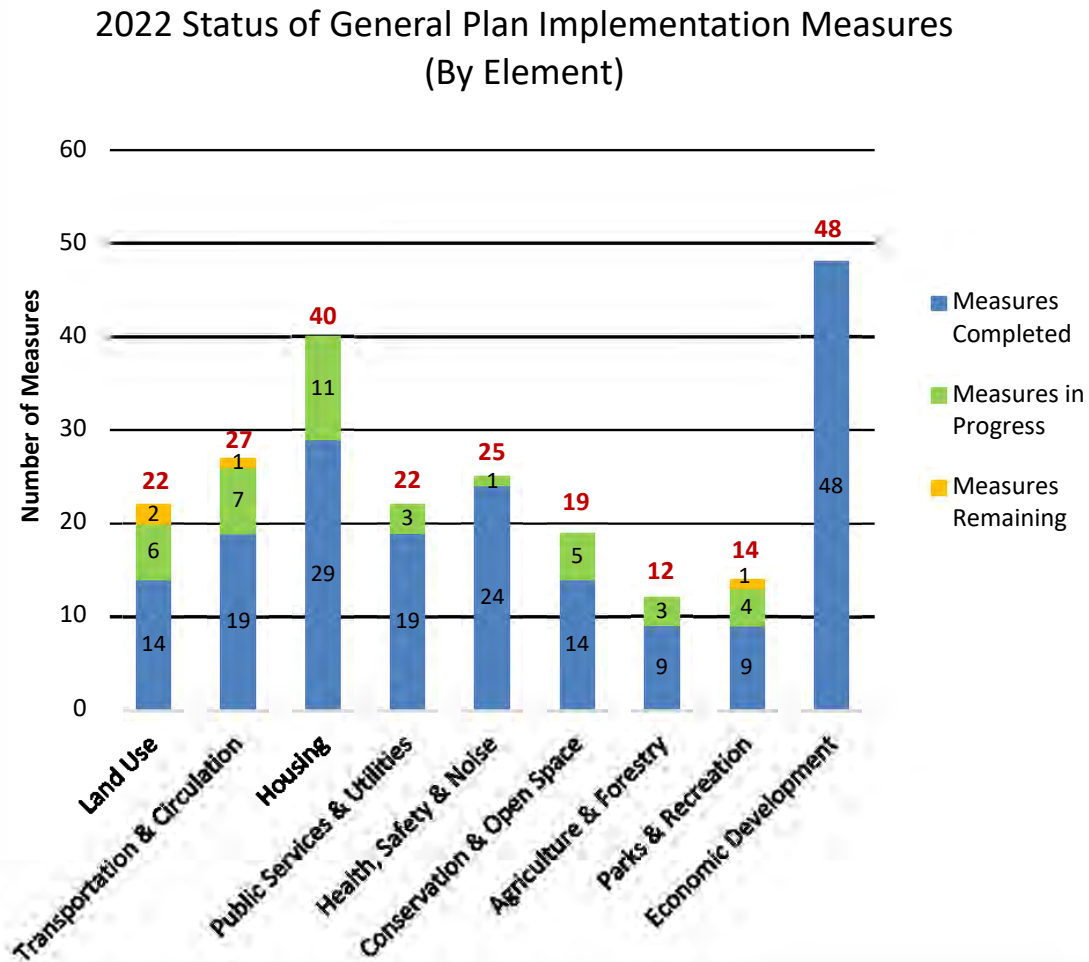


Figure 2 Notes:

- <sup>1</sup> Measures shown as “**remaining**” means that no action(s) have been initiated for those identified measures as of the end of calendar year 2022.
- <sup>2</sup> Measures shown as “**in progress**” means that initial action(s) required by specific implementation measures have been initiated, but not completed, by the end of calendar year 2022.
- <sup>3</sup> Measures shown as “**completed**” means that initial action(s) required as part of the adopted General Plan Implementation Plan have been completed for those item(s) as of the end of calendar year 2022. Note: Most General Plan implementation measures require ongoing action and/or monitoring at regular intervals; follow-up action(s) were considered “complete” for purposes of this report.



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

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

The Amended 2021-2029 Housing Element Update includes 40 Implementation Measures. The implementation status of each of these measures is provided in Table D of the 2022 Housing Element Annual Progress Report. The 2022 Housing Element Implementation Progress Report is available on the County’s website: <https://www.edcgov.us/Government/longrangeplanning/Documents/A%20-%202022%20Housing%20Element%20Annual%20Progress%20Report.pdf> and included as Appendix C.

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

The El Dorado County General Plan was prepared using OPR’s General Plan Guidelines (pursuant to Government Code Section 65040.2) as applicable at the time of original adoption in 2004. At that time, the OPR General Plan Guidelines required seven mandatory elements or topic categories. The 2004 El Dorado County General Plan is comprised of nine Elements, which five address the seven mandatory categories: 1) Land Use, 2) Transportation and Circulation (Mobility), 3) Housing, 4) Conservation and Open Space, and 5) Public Health, Safety and Noise (Noise and Safety). The four additional elements included in the 2004 General Plan are: 6) Agriculture and Forestry, 7) Economic Development, 8) Parks and Recreation, and 9) Public Services and Utilities.

In July 2017, OPR completed a comprehensive update to the General Plan Guidelines, the first comprehensive update since 2003. As part of OPR’s 2017 revision to the General Plan Guidelines, two new general plan elements were added: 1) Environmental Justice and 2) Air Quality. A discussion of these new elements and their applicability to El Dorado County during calendar year 2022 is as follows.

**Environmental Justice Element:**

Government Code Section 65302(h) requires cities or counties with Disadvantaged Communities to include either an Environmental Justice Element or related goals, policies, and objectives integrated into other elements of their general plans. “A city, county, or city and county subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon



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the adoption or next revision of two or more (general plan) elements concurrently on or after January 1, 2018.” (Government Code Section 65302(h) (2))

“Disadvantaged Communities” are defined by the following criteria:

*“(A) “Disadvantaged communities” means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”*

*“(C) “Low-income area” means an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093.” (Government Code Sections 65302(h) (4) (A) and 65302(h) (4) (C))*

In 2021, El Dorado County conducted a study that did not identify any areas in the county as “Disadvantaged Communities” or a “low-income area” as defined by the above criteria, and therefore, is not required to incorporate an Environmental Justice Element into the County General Plan. The conclusion from the study is still relevant and accurate in 2022.

#### **Air Quality Element:**

Like the Environmental Justice Element, the new Air Quality Element is mandated for cities and counties with Disadvantaged Communities. Cities and counties with Disadvantaged Communities, as defined by Government Code Sections 65302(h) (4) (A) and 65302(h) (4) (C)), must also incorporate an Air Quality Element into their general plans. In 2021, the County conducted a study that did not identify any areas in the county as Disadvantaged Communities as defined by the above criteria. Therefore, the County was not required to incorporate an Air Quality Element into its General Plan.

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

There were several updates to the County’s General Plan in calendar year 2022. The date of the last update to the General Plan in 2022 was when the Board adopted the Amended 2021-2029 Housing Element Update on March 22, 2022 (GPA21-0004).

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

On June 28, 2022, the Board endorsed a prioritized list of County-initiated long range land use planning projects for Fiscal Year (FY) 2022-23 (*refer to the County’s online [Agenda Calendar](#), Board Agenda Date: 6/28/2022, Item 53, Legistar File: 22-1101*). The Long Range Planning project prioritization matrix is updated annually to adapt to the Board’s current project



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priorities, regulatory requirements, and reflects the status of the Long Range Planning work program for each fiscal year.

There are first, second, and third tier priorities built into the Long Range Planning project prioritization matrix. Tier one priorities for land use decision making included the following:

- 2022 Housing Element Annual Progress Report,
- 2022 General Plan Implementation Annual Progress Report,
- Pre-Approved Accessory Dwelling Unit (ADU) Plan Program,
- Affordable Housing Initiatives (Affordable Housing Ordinance and Affordable Housing Task Force),
- General Plan Safety Element Update,
- General Plan Five-Year Review 2016-2020,
- Commercial/Multi-Family Residential Design Standards (Community Centers and Rural Centers),
- Electric Vehicle Charging Stations,
- Zoning Ordinance Major Update,
- Cool Design Review-Community Combing Zone, and
- Infill Incentives Ordinance.

Second tier priorities included:

- Texas Hill EID Reservoir Parcel Rezones, and
- General Plan Amendment and Zoning Ordinance/Map Minor Updates.

Third tier priorities included:

- Weber Creek Canyon Important Biological Corridor Proposed Delineation Analysis,
- Georgetown Historical Overlay,
- Cultural Resources Ordinance, and
- Scenic Corridor Ordinance.

As a response to the Caldor Fire, the County also approved an Urgency Ordinance 5163 in August 2022, which amended Title 130 (Zoning Ordinance) to provide permit fee waivers for eligible applicants (Legistar no. 22-1365).

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

In 2022, there were two County-initiated amendments to the General Plan as discussed above in more detail. 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:





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[https://www.edcgov.us/Government/planning/pages/adopted\\_general\\_plan\\_implementation.aspx](https://www.edcgov.us/Government/planning/pages/adopted_general_plan_implementation.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) 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 2022 is included in the discussion of each Element below in this report. Planning activities initiated, General Plan Amendments, and major development applications processed during the calendar year 2022 are included in Section 6 (Planning and Development Activities) of this report.

- 11. 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.

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

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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;



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- 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 2022, no new Specific Plans (SP) have been approved after 1999.
- Recent monitoring of discretionary development between calendar years 2021 and 2022 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 2022, a combined 499 new residential lots were requested (three Tentative Subdivision Maps), compared to 16 new residential lots requested (two Tentative Subdivision Maps) in 2021.
  - Application for residential Tentative Parcel Maps decreased. In calendar year 2022, six (6) residential Tentative Parcel Maps were submitted (for 17 residential lots),



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compared to nine (9) residential Tentative Parcel Maps submitted (for 25 residential lots) in 2021.

- During the monitoring period<sup>1</sup> from 2000–2022, a growth trend continued in various sectors of commercial, non-residential development including the following:
  - Approximately 710 total building permits were finalized (completed) with new employment-generating square footage; and
  - Approximately<sup>2</sup> 6,677,400 new square feet of employment-generating commercial/industrial/research and development space was created.
- During calendar year 2022:
  - 17 building permits were finalized (completed) with new employment-generating square footage; and
  - Approximately<sup>2</sup> 124,824 new square feet of employment-generating capacity was created.

Notes:

<sup>1</sup>Numbers from monitoring period 2000-2022 are rounded.

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

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

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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 2022, the General Plan Implementation Plan for the Land Use Element continued to remain at 14 out of 22 implementation measures completed (64%). Six (6) measures are in progress (27%) and two (2) measures remain to be addressed (9%) as shown in Appendix B.

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

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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 2022, the County continued to implement planning efforts to facilitate a safe, multi-modal road and trail network. During 2022, 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 2022, implementation measures are now at 19 of 27 measures completed (70%). Seven (7) measures (26%) are in progress, and one (1) measure (4%) remains to be addressed as shown in Appendix B.

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### ***Housing Element***

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

In 2022, 29 implementation measures (73%) were deemed complete and eleven (11) measures (27%) were in progress (40 measures total) as shown in Appendix B.



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

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

### **Public Water Resources Planning**

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

In 2022, EDWA continued to make progress towards implementing the WRDMP. A few of EDWA's major highlights from 2022 include the following.

- Working with County of El Dorado to develop countywide water contingency plan for small water systems and established a County Drought Task Force consistent with Senate Bill 552 requirements.
- Convened biannual Countywide Plenary for Water in spring and fall to enhance collaboration to better manage existing water resources, improve reliability and resilience of our water supply, and protect the region's watershed.
- Supporting water savings project at Stephen Harris Park in El Dorado Hills to help the local community service district to improve water efficiency which complies with Model Water Efficient Landscape Ordinance standards through securing a \$75,000 grant and assisting with planning and design.
- Continued support to Grizzly Flats Community Services District in their recovery from post-Caldor wildfire, including FEMA Public Assistance support.
- Formed a partnership with El Dorado Resource Conservation District to implement post-Caldor Fire watershed restoration to protect the source watershed of the Grizzly Flats community and secured funding from the U.S. Department of the Interior, Bureau of Reclamation.



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- Secured funding to install snowpack stations in the watershed to provide critical real-time data and support water supply forecasting needed to help the region better prepare for, identify, and respond to drought.
- Began convening the multi-agency and multi-county watershed group to initiate development of a programmatic watershed plan for the upper American River watershed.

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

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

As discussed above, staff is currently updating the Safety Element. State law requires that the County update the Safety Element upon revision of the Housing Element, which it updated in May 2022. Updates to the Safety Element will meet the requirements of California Government Code Section 65302(g) as updated by Senate Bills 1241, 379, and 1035, and will be consistent with the recently updated Housing Element. Staff anticipates that the Safety Element Update will be finalized in Fall 2023. For more information on the Safety Element Update, visit the County’s website at: <https://www.edcgov.us/Government/longrangeplanning/Pages/General-Plan-Safety-Element-Update.aspx>.

In 2022, the General Plan Implementation Plan for the current Safety Element continued to remain at 24 out of 25 implementation measures completed (96%). Only one measure is remaining and in progress (4%) as shown in Appendix B.

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

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

In 2022, implementation of the Conservation and Open Space Element remained at 14 of 19 Implementation Measures completed (74%). Five (5) measures are in progress (26%) as shown in Appendix B.





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

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

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

In 2022, implementation of the Agriculture and Forestry Element remained at 9 out of 12 Implementation Measures completed (75%). The remaining three measures (25%) are still in progress, as shown in Appendix B. The key planning efforts to implement this Element include an ongoing agricultural and forestlands suitability evaluation (Implementation Measure AF-C) and development of a threshold of significance for the loss of agricultural land and a program to mitigate for loss of agricultural land (Implementation Measure AF-F) as discussed under the Agricultural Lands Evaluation and Mitigation for Loss of Agricultural Lands sections below.

### **Agricultural Lands Evaluation**



Land Use Element Implementation Measure AF-C requires development and implementation of procedures to evaluate the suitability of land for both agricultural and forest production uses. In 2022, the Agricultural Department initiated the second phase of the Agricultural “Opt-In” Program. The purpose of this program is to provide property owners with existing commercial agricultural operation or plans to develop lands for agriculture the opportunity to “opt-in” to agricultural zoning. By having property properly zoned for agriculture and included in an Agricultural District, property owners will retain their “Right to Farm,” advantages, which include agricultural setbacks and agricultural buffers. Staff initiated analysis of parcels that are not zoned for agriculture within and outside of Agricultural Districts. Factors considered included the properties’ land use designations, acreage size, soils, slope, and other related factors. This project is anticipated to be completed by 2024.

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## ***Parks and Recreation Element***

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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



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Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The Element also addresses the location, demand, management, and provision of parks and recreation facilities.

In 2022, implementation of the Parks and Recreation Element remained at 9 of 14 implementation measures completed (64%). Four (4) measures are in progress (29%) and one (1) measure remains to be addressed (7%) as shown in Appendix B.

Below is a list of significant accomplishments from the Parks and Trails Division during calendar year 2022.

- Continued sanitation disposal with the pumper truck for the Rubicon Trail, the truck operated all season providing sanitation disposal;
- Received funding from the State of California, Parks and Recreation Off-Highway Motor Vehicle Recreation (OHMVR) grant program for: Operations and Maintenance of the Rubicon Trail (\$298,242); Education and Safety (\$112,979);
- Completed Operations and Maintenance Grant and Education Grant;
- Completed the 2022 Annual Rubicon Trail Report;
- Obtained another 3-year grant from the State of California, Parks and Recreation OHMVR grant program for restoration of the Sacramento Placerville Transportation Corridor (SPTC) in the amount of \$76,427;
- The Joint Powers Authority with the State of California to collect river fees on their behalf with a percentage going to the River Trust Fund resulted in \$25,000 additional funds to the River Trust Fund;
- Built new kiosk at Henningsen Lotus Park for river safety;
- Started working on the renovation of the Chili Bar Park;
- Completed the 2022 River Management Plan Update;
- Worked with community group on a park design and CEQA document for Forebay Park;
- Continued working with the Chief Administrative Office on the Parks and Trails Master Plan update;
- Started construction of the Old Depot Road bike park with completion anticipated in 2023; and
- Submitted Proposition 68 grants for Rail Park Playground and the Dog Park and Restroom at Forebay Park.



Office of  
Economic Development  
El Dorado County

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## ***Economic Development Element***

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

The Office of Economic Development accomplishments during 2022 are highlighted below:

- Continued collaboration with the Chief Administrative Office for a system-wide approach to Economic Development objectives that involve multiple County departments while strengthening partnerships with the El Dorado County Office of Education and local Chambers of Commerce;
- In an effort to assist small businesses and non-profit organizations, Economic Development awarded 193 ARPA COVID-19 Economic Impact Grants;
  - 169 small business grants totaling \$2,121,133
  - 24 non-profit organization grants totaling \$1,978,932
- Improved communication, outreach and image development by routinely updating the Elevate to El Dorado Website that includes the County Promotional Video, Updated County Profile, County Economic and Demographic Profile, Demographic Snapshot, Site Selection Tools and Interactive Business Park Story Map;
  - Economic Development staff continues to update the Elevate to El Dorado, Planning and Building websites on upcoming events and related economic development activities.
- Marketing efforts were increased with the use of social media outlets, sponsorship of Greater Sacramento Economic Council and Tahoe Prosperity events;
- Economic Development, continued to work with John Krueger dba National Real Estate Market Advisors, in reaching out to businesses County-wide through communication to advise businesses of resources available to them to address the impacts of the pandemic;
- Continued countywide discussion regarding Broadband, which is now considered critical infrastructure for economic development;
  - Launched Broadband Internet speed test campaign;
  - Transferred \$3,782,433 EDA Broadband Grant for design, engineering, and construction for projects in Georgetown, Garden Valley, and Cool to DOT for final design and engineering and construction. Ongoing coordination efforts with DOT;
  - Awarded \$500,000 LATA Broadband Grant for design and engineering for additional project locations;



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- Received direction from the Board of Supervisors to contract for the final design and engineering for the priority areas in the County for broadband infrastructure;
- Provided small business technical assistance training programs to new and existing businesses on the Western Slope and in the Tahoe Basin with the Golden Sierra Job Training Agency, the U.S. Small Business Association, and Community Development Block Grant (CDBG) funding;
- New Economic Development Senior Planner took on several large commercial planning projects;
- Continue to gather data on visitor trends in the Coloma Lotus region to put together an economic impact study for the Coloma/Lotus region;
- Continued collaboration with the Board of Supervisors to establish a County-wide Strategic Plan for Economic Development, providing regular updates in the form of emails, memos and Board presentations;
- Maintained partnership with the Greater Sacramento Economic Council (GSEC) for Economic Development business resources and recruitment support;
  - Continue work with the 50 Economic Alliance, a group consisting of Rancho Cordova, Folsom, and El Dorado County Chambers and Economic Development teams that promote the region;
  - Awarded first Policy J-8 special district fee offset application to Tri-Square Construction Company for \$25,608; and
  - Received final approval of Policy J-9, Startup and Entrepreneur Technical & Assistance Program.

Prior to 2022, implementation of the Economic Development Element remained at 48 of 48 implementation measures completed (100%); therefore, the Economic Development Element is considered fully implemented.

## 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,



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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

Planning and development activities in 2022 included four (4) applications for General Plan Amendments, four (4) applications for Zoning Ordinance Amendments, and 145 Discretionary Development Applications that were submitted.

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

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New development projects that do not conform with the General Plan may request a General Plan Amendment (“GPA”), which alters specific aspects of the General Plan despite being consistent with the overall purpose of the General Plan and its goals and objectives. The following GPAs were initiated during calendar year 2022.



**General Plan Amendments Initiated in 2022**

Privately Initiated

**Generations at Green Valley (GPA22-0001)**

On January 19, 2022, a request was submitted to amend the General Plan Land Use Designation from Low Density Residential (LDR) and Open Space (OS) to High Density Residential (HDR) and Public Facilities (PF) for Assessor's Parcel Number 126-020-001-000, 126-020-002-000, 126-020-003-000, 126-020-004-000, 126-150-023-000. The request is associated with a rezone application (Z22-0001) and a subdivision map (TTM22-0001).

**Town and Country (GPA22-0003)**

On October 21, 2022, a General Plan Amendment request was submitted to amend the Community Region boundary to include the entire project site (APN 119-080-012-000, 119-080-021-000, 119-080-023-000) within the Community Region boundaries. A Specific Plan Amendment, Rezone, Planned Development and Tentative Subdivision Map are requested as well.

**McMann (GPA22-0004)**

On November 18, 2022, a request was submitted to amend the General Plan Land Use Designation from Rural Residential (RR) to Low Density Residential (LDR). The request is associated with a rezone application (Z22-0004) for Assessor's Parcel Number 102-070-058-000. The request is associated with a rezone application (Z22-0001) and a parcel map (P22-0010).

County-Initiated

In 2022, the County continued to monitor the General Plan for possible amendments. For instance, the Board of Supervisors adopted the 2021-2029 Housing Element Update (GPA21-0002) as discussed in detail above. Another County-initiated amendment was the 2022 Land Use Map Correction (GPA21-0003/Rezone Z21-0011), which modified the General Plan Land Use Designation of five existing parcels. These Land Use Map modifications include Cameron Park Area parcels (APNs: 083-465-027-000, 083-465-028-000, 083-465-029-000, 083-465-030-000, and 083-465-031-000) from Multifamily Residential (MFR) to High Density Residential (HDR); two existing parcels in the North Placerville Area parcels (APNs: 050-010-035-000 and 050-010-038-000) from Open Space (OS) to Rural Residential (RR); an existing parcel in the Cedar Grove Area parcel (APN: 076-270-039-000) from Commercial © to Medium Density Residential (MDR).





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

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The Zoning Ordinance is the primary tool for administering the General Plan. While the General Plan identifies broad land use designations, the Zoning Ordinance identifies parcel-specific uses and development standards. As mandated by the State, the Zoning Ordinance must be consistent with the General Plan. For consistency purposes, changes made to the General Plan may also require a corresponding update to the Zoning Ordinance. New Zoning Ordinance text and map amendments submitted to and processed by the County in calendar year 2022 is noted below.

***Privately Initiated Generations at Green Valley (Z22-0001/GPA22-0001/TM22-0001)***. The request is to change the zoning designations of the parcels with APNs (126-020-001-000, 126-020-002-000, 126-020-003-000, 126-020-004-000, 126-150-023-000) from Residential Estate (RE-5, RE-10) and Recreational Facility Low (RF-L) to Residential Single-Unit (R1), Residential Estate (RE-5), Open Space (OS), and Recreational Facility High (RF-H).

***Shanahan Rezone (Z22-0003)***. The request is to change the zoning designation of the parcel with APN 109-100-010-000 from Residential Estate (RE-5) to Residential 1 Acre (R1A).

***McMann Parcel Split (Z22-0004/GPA22-0004/P22-00010)***. The request is to change the zoning designation of the parcel with APN 102-070-058-000 from Rural Land (RL-10) to Residential Estate (RE-5).

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

#### **Cultivation of Industrial Hemp (Ordinance 5168)**

On November 1, 2022, the Board adopted Ordinance 5168 consisting of amendments to Title 130 (Zoning), Article 2 of the El Dorado County Ordinance Code (Legistar no. 22-1529). This Ordinance was to enact regulations for the cultivation of industrial hemp pursuant to the Industrial Hemp Pilot Program Concept. The program is for two years and consists of five or less licensed cultivators for a one-year period license. The identified parcel(s) used for industrial hemp cultivation are limited to Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Rural Lands (RL) and Residential Estate (RE). There is a twenty (20) acre minimum parcel size for RL and RE zoned properties.

There is a county application process and the applicant must also submit a completed state Industrial Hemp Registration Application for Growers and include fees for both. The ordinance includes setbacks from the property line for industrial hemp grown next to a residential parcel, adjacent existing permanent agricultural crops, and for adjacent sensitive uses. RE and RL parcels must have the industrial hemp be a minimum of 200 feet from the adjacent property line. The ordinance defines what "Sensitive Uses" are, includes cultivation requirements, determines who will conduct inspections, and how enforcement will be conducted.



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

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In 2022, a total of 145 discretionary development applications were submitted to the County. Discretionary development applications are subject to conditions of approval that require consistency with General Plan goals and objectives. The discretionary development applications received by the Planning and Building Department during calendar year 2022 are summarized in Table 1 below (on the next page).



**Table 1: Summary of Discretionary Development Applications Filed in 2022**<sup>1, 2, 3</sup>

Application Types	Applications Submitted in 2022			
	New Request	Approved	Denied/ Withdrawn/ Unpaid/Hold/Expired	Still in Process
Certificate of Compliance	1	0	0	1
Commercial Cannabis Operating Permit	3	0	0	3
Commercial Cannabis Pre-Application	1	0	1	0
Commercial Cannabis Use Permit	3	0	0	3
Conditional Use Permits	16	3	2	11
Conditional Use Permits – Revision <sup>4</sup>	5	3	1	1
Design Review Permits	9	3	2	4
Design Review Permit - Revision	1	1	0	0
Development Agreements	1	0	0	1
Development Plans	2	0	0	2
Development Plan Revision	3	0	0	3
General Plan Amendments	4	0	1	3
Minor Use Permits				
Parcel Maps	9	1	0	8
Parcel Map Amendment	1	1	0	0
Pre-Applications	19	14	1	4
Rezones	4	0	2	2
Specific Plans				
Subdivision Maps	4	0	0	4
Subdivision Map Revision or Amendment	4	1	0	3
Temporary Use Permits	7	4	2	1
Variances	3	2	0	1
Williamson Act Contracts				
<b>Totals</b>	<b>122</b>	<b>30</b>	<b>11</b>	<b>54</b>

Table 1 Notes:



## 2022 General Plan Implementation Annual Progress Report

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1. Table only identifies applications initiated in 2022 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. 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>
  4. Cell tower eligibility requests and five-year reviews are not included in this category of Conditional Use Permit Revisions.
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